

## UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY RESOLUTIONS

<u>No.</u>	<u>Date</u>	<u>Description</u>
MA-18-0001	01/05/18	Authorize the Issuance of \$6 Million Notes
MA-18-0002	04/06/18	Authorize the Submittal of a DCNR C2P2 Grant Application for the Camp Hill Road Local Trail Connections Project for the amount of \$500,000
MA-18-0003	06/01/18	Amend the Authority Articles of Incorporation to Change the Boundaries of the Authority
MA-18-0004	11/02/18	Adopt Policy and Procedures for Consultant Selection per PennDOT compliance requirements
MA-18-0005	11/02/18	Multimodal Grant for the Dresher Triangle
MA-18-0006	11/02/18	PA WalkWorks Grant for Bike/Pedestrian Transportation Plan
MA-18-0007	12/07/18	Resolution to accept the Budget for 2019
MA-18-0008	12/07/18	Resolution to approve the 2019 Annual Report and Business Improvement Plan
MA-19-0009	02/01/19	Resolution Imposing Annual Assessments on Real Property Within the Authority Service Area
MA-19-0010	07/12/19	Resolution to apply for a Multimodal Transportation Fund grant of \$2,000,000 from the Commonwealth Financing Authority to be used for Dreshertown Road Cross County Trail Extension
MA-19-0011	08/02/19	Resolution authorizing a Grant Application to the Montgomery County Transportation Program for the Fort Washington Cross County Trail and Road Diet Mid-Section in the amount of \$500,000
MA-19-0012	11/01/19	Resolution Approving Application to the PennDOT Multimodal Transportation Fund grant for the Fort Washington Cross County Trail & Road Diet-Middle Section in the amount of \$750,000
MA-19-0013	12/06/19	Resolution to accept the Budget for 2020
MA-19-0014	12/06/19	Resolution to approve the 2020 Annual Report and Business Improvement Plan

MA-19-0015	12/06/19	Resolution to appoint Jack Smyth Jr. of Boles Smyth Associates as Upper Dublin Township Municipal Authority Engineer per PennDOT compliance requirements
MA-20-0016	02/07/20	Resolution Imposing Annual Assessments on Real Property Within the Authority Service Area
MA-20-0017	10/02/20	Resolution authorizing a Grant Application submittal to the Multimodal Transportation Fund Grant in the amount of \$1,500,000.00 from the Commonwealth Financing Authority for the Fort Washington Cross County Trail and Road Diet Phase III
MA-20-0018	11/06/20	Resolution authorizing signature for Greater Fort Washington District Mobility Hub and Cross County Trail for PennDOT Multimodal Transportation Fund grant application in the amount of \$1,200,000
MA-20-0019	12/04/20	Resolution to accept the Budget for 2021
MA-20-0020	12/04/20	Resolution to approve the 2020 Annual Report and 2021 Business Improvement Plan
MA-21-0021	02/05/21	Resolution Imposing Annual Assessment on Real Property Within the Authority Service Area
MA-21-0022	12/04/20	Resolution to accept the Budget for 2022
MA-21-0023	12/04/20	Resolution to approve the 2021 Annual Report and 2022 Business Improvement Plan
MA-22-0024	2/4/22	Resolution Imposing Annual Assessment on Real Property Within the Authority Service Area
MA-22-0025	2/4/22	Resolution Supporting Submission of a Montco 2040 Grant Application Requesting Funds for Zip Ramp Right of Way Acquisition
MA-22-0026	5/6/22	Resolution Requesting a Flood Mitigation Program grant of up to \$500,000 to be used for GFW District, Bodenstein Channel
MA-22-0027	5/6/22	Requesting a Watershed Restoration and Protection Program grant of up to \$300,000 for GFW District, Bodenstein Channel
MA-22-0028	9/9/22	Resolution for condemnation of a portion of the WFP Pennland parcel for a Right of Way Easement for a traffic signal at the intersection of Virginia Drive and Camp Hill Road.

- MA-22-0029 9/9/22 Resolution for Condemnation of a Fee Simple interest in the 1.159 acre WFP Pennland Bodenstein Channel parcel, Commerce Drive, Fort Washington. (NOT APPROVED)
- MA-22-0030 12/2/22 Resolution to accept the Budget for 2023.
- MA-22-0031 12/2/22 Resolution to approve the 2022 Annual Report and 2023 Business Improvement Plan
- MA-23-0032 1/6/23 Resolution amending the Municipal Authority Seal
- MA-23-0033 2/10/23 Resolution to Approve Imposing Annual Assessments for 2023 on Real Property within the Municipal Authority Service Area.
- MA-23-0034 4/14/23 Resolution authorizing a Grant Application for a Greenways Grant in the amount of \$250,000 for the Fort Washington Cross County Trail & Road Diet - Phase 3 project.
- MA-23-0035 8/11/23 Resolution authorizing a Grant Application for the 2023 Round of the Montgomery County Transportation Program.

#MA-18-0001

**RESOLUTION OF THE  
UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY  
MONTGOMERY COUNTY, PENNSYLVANIA**

A RESOLUTION AUTHORIZING THE ISSUANCE OF THE \$6,000,000 GUARANTEED REVENUE NOTES, 2018 SERIES (COLLECTIVELY, THE "2018 NOTES"), BY THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY; APPROVING CERTAIN CAPITAL PROJECTS; APPROVING THE NEGOTIATED SALE OF THE GUARANTEED REVENUE NOTES, 2018 SERIES TO THE DELAWARE VALLEY REGIONAL FINANCE AUTHORITY; APPROVING THE FORMS OF THE LOAN DOCUMENTS AND AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF ALL DOCUMENTS NECESSARY TO ISSUE THE 2018 NOTES GUARANTEED BY THE TOWNSHIP OF UPPER DUBLIN; SETTING THE MAXIMUM INTEREST RATE AND THE PRINCIPAL AMORTIZATION SCHEDULE; AND REPEALING INCONSISTENT RESOLUTIONS.

WITNESSETH:

WHEREAS, the Upper Dublin Township Municipal Authority (the "Authority") was incorporated pursuant to the *Municipality Authorities Act*, 53 Pa. C.S. §5601 *et seq* (the "*Authorities Act*") by appropriate actions of the Board of Commissioners of the Township of Upper Dublin (the "Township"); and

WHEREAS, the Authority is responsible for funding the acquisition, construction, administration, operation, and maintenance costs of transportation projects, storm water and flood control projects, and other facilities (collectively, the "Facilities"), together with contributions from the Township and grants from other governments and foundations, that benefit the health and welfare of owners of properties (the "Owners") located within the Fort Washington Office Park; and

WHEREAS, the Authority may assess and collect charges (the "Revenues") from the Owners to fund the costs of acquisition, construction, administration, operation, maintenance, and debt service of the Facilities; and

WHEREAS, the Authority has determined to undertake certain capital projects to (i) acquire real estate, (ii) construct an access ramp to Route 309, (iii) construct an access ramp to the Pennsylvania Turnpike, (iv) construct trails, (v) construct and improve flood and storm water facilities, (vi) construct and improve roads and bridges, and (vii) other transportation projects (the "2018 Projects"), and the Authority and Township have obtained preliminary estimates of the costs of the 2018 Projects from persons qualified by experience; and

WHEREAS, the 2018 Projects shall be for the benefit and use of the general public, and no private party shall have any special legal entitlement to the beneficial use of the 2018 Projects, through a lease, management contract, or any other arrangement that would result in a private business use under the *Internal Revenue Code of 1986*, as amended (the "Code"); and

WHEREAS, the Authority has determined to authorize and issue the Guaranteed Revenue Notes, 2018 Series (the "2018 Notes") to fund, together with other available funds, (i) the 2018 Projects and (ii) the costs of issuance of the 2018 Notes; and

WHEREAS, the Authority has determined that the negotiated sale of the 2018 Notes to the Delaware Valley Regional Finance Authority ("DelVal") is in the best financial interest of the Authority; and

WHEREAS, DelVal's Loan Commitment, as a condition to the purchase of the 2018 Notes, requires the execution and delivery of (i) a guaranty agreement (the "Guaranty") by and among the Authority, the Township, and DelVal to secure the Authority's payment obligations under the 2018 Notes; and

WHEREAS, the Township has determined that the 2018 Projects will benefit and contribute to the health and general welfare of the Township's residents; and

WHEREAS, the Township expects the Revenues to be sufficient to pay the costs of acquisition, construction, administration, operation, maintenance, and debt service of the Facilities; and

WHEREAS, the Township has determined that the execution of the Guaranty will allow the Authority to minimize the costs of the 2018 Notes and thereby minimize the rates and charges that the Authority must assess for the Facilities; and

WHEREAS, the execution and delivery of the Guaranty, under which the Township shall guarantee the Authority's obligations to pay principal, interest, and other charges due and payable to DelVal under the terms of the 2018 Notes and the related loan agreement (the "Loan Agreement") will constitute "lease rental debt" under the Pennsylvania *Local Government Unit Debt Act*, 53 Pa. C.S.A. §8001, et seq (the "*Debt Act*"), as amended and restated; and

WHEREAS, the proposed increase of lease rental debt from the execution of the Guaranty, together with the nonelectoral and lease rental debt presently outstanding, will not cause the constitutional or statutory debt limitations of the Township to be exceeded; and

WHEREAS, DelVal, a public authority within the meaning of the *Debt Act*, has from time to time issued Local Government Revenue Bonds (the "DelVal Bonds"), to provide funds for loans to be secured by the pledge of the full faith, credit and taxing power of local government units (the "Loan Program"); and

WHEREAS, DelVal has from time to time entered into interest rate swap agreements related to the DelVal Bonds (collectively, the "DelVal Swap Agreement") in order to provide a more cost effective Loan Program and to allow participants in the Loan Program to manage interest rate risk more efficiently; and

WHEREAS, Calhoun Baker Inc. (the "Financial Advisor") is an "Independent Financial Advisor", as such term is defined in the *Debt Act*, to DelVal, and the Financial Advisor has prepared an "Interest Rate Management Plan" (the "Plan"), as such term is defined in the *Debt Act*, and an Interest Rate Swap Management Policy (the "Swap Policy") that have been adopted by the Board of Directors of DelVal; and

WHEREAS, DelVal established minimum criteria of long term, senior, unsecured debt ratings in the "AA" category or higher by at least one Nationally Recognized Statistical Rating Organization registered with the Securities and Exchange Commission for any counterparty to the DelVal Swap Agreement (or a rating equal to or higher than the counterparty active under a swap agreement related to any series of DelVal Bonds), and the Board of DelVal found that the award of transactions under the DelVal Swap Agreement by negotiation in a private sale was in

the best financial interests of DelVal and the participants in the Loan Program, and the Financial Advisor concluded that the financial terms and conditions of the DelVal Swap Agreement were fair and reasonable as of the date of award; and

WHEREAS, the Authority wishes to utilize the DelVal Loan Program by issuing the 2018 Notes to DelVal; and

WHEREAS, under the terms of the Loan Agreement with DelVal, interest payments on the 2018 Notes (the "Loan Interest") will equal the amounts allocable to the 2018 Notes for interest on the DelVal Bonds, regularly scheduled payments on the DelVal Swap Agreement, and other costs and liquidity requirements incurred by DelVal to administer the Loan Program; and

WHEREAS, under the terms of the Loan Agreement with DelVal, the principal amount outstanding of the 2018 Notes (the "Loan Principal") will equal the notional amount of the DelVal Swap Agreement related to the 2018 Notes; and; and

WHEREAS, under the terms of the Guaranty, the Township shall guarantee the timely payment of all amounts due under the Loan Agreement and the 2018 Notes, including payments under the DelVal Swap Agreement related to the 2018 Notes; and

WHEREAS, the Township intends to (i) designate the Guaranty and the portion of the DelVal Swap Agreement related to the 2018 Notes and the Loan Agreement as a Qualified Interest Rate Management Agreement under the *Debt Act*, (ii) approve the Plan as the Interest Rate Management Plan required by the *Debt Act*, and (iii) adopt the Swap Policy.

NOW, THEREFORE, BE IT RESOLVED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY THAT:

**SECTION 1. APPROVAL OF PROJECT, ESTIMATED USEFUL LIFE OF THE PROJECT, AND APPROVAL OF THE 2018 NOTES**

The thirty-year estimated, weighted average useful life of the 2018 Projects exceeds the twenty-five year term of the 2018 Notes. The principal of the 2018 Notes shall be amortized to provide level or declining annual debt service. The amortization of the principal amounts of the 2018 Notes shall begin within two years of the issuance of the 2018 Notes.

The Board of Directors of the Authority (the "Board") hereby authorizes and approves the 2018 Projects. The Board hereby approves and directs the issuance of the 2018 Notes in the aggregate par amount of SIX MILLION DOLLARS (\$6,000,000).

## **SECTION 2. APPROVAL OF THE LOAN COMMITMENT**

The Board, after due deliberation and investigation, hereby determines that a private sale by negotiation of the 2018 Notes is in the best financial interests of the Authority. The 2018 Notes shall be sold at a negotiated sale in accordance with the terms of a proposal (the "Loan Commitment") submitted by DelVal. The DelVal Loan Commitment for the 2018 Notes at a price of \$6,000,000 is hereby accepted. The Authority shall be responsible for paying DelVal's costs of issuance, in an amount not to exceed \$30,000, as directed by DelVal's Program Administrator upon the issuance of the 2018 Notes. The 2018 Notes shall be purchased by DelVal on or about February 15, 2018, or in such installments and/or at such other times as the Board's Chairperson and DelVal's Program Administrator shall determine.

## **SECTION 3. APPROVAL OF THE FORMS OF THE LOAN DOCUMENTS AND AUTHORIZATION TO EXECUTE THE AGREEMENTS TO ISSUE THE 2018 NOTES**

The Board hereby approves the substantial forms of the 2018 Notes, Loan Agreement, Guaranty, Participant Tax Compliance Agreement, and Participant Continuing Disclosure Agreement (collectively, the "Loan Documents") attached to DelVal's Loan Commitment. The Chairperson or Vice Chairperson and the Secretary or Assistant Secretary (the "Authorized Officers") are hereby authorized and directed to execute and deliver the Loan Documents, each in the respective form attached to the Loan Commitment, but with such alterations, deletions and additions as the Authorized Officers may approve (such approval to be conclusively established by the execution by said Authorized Officers). The Authorized Officers also are hereby authorized and directed (i) to execute and deliver such other certificates, instruments, and agreements and (ii) to take all actions that may be necessary or beneficial to issue the 2018 Notes.

## **SECTION 4. MAXIMUM INTEREST RATE AND AMORTIZATION SCHEDULE**

The indebtedness of the 2018 Notes shall be evidenced by Notes in the aggregate par amount of SIX MILLION DOLLARS (\$6,000,000). The 2018 Notes shall bear interest at the floating rate and shall be subject to optional redemption as specified in the Loan Agreement and



the 2018 Notes, the substantial forms of which are attached to the Loan Commitment. The principal amortization schedule and maximum annual debt service payments for the 2018 Notes (based upon the maximum interest rate of 15%) are set forth below:

**Guaranteed Revenue Notes, 2018 Series  
Principal Amortization Schedule and  
Maximum Annual Debt Service**

<i>Bond Year Ending</i>	<i>Principal (1)</i>	<i>Maximum Interest Rate</i>	<i>Maximum Interest Payment (2)</i>	<i>Maximum Annual Debt Service</i>
25-Mar-18	\$ -	15%	\$ 100,000.00	\$ 100,000.00
25-Mar-19	170,000.00	15%	900,000.00	1,070,000.00
25-Mar-20	175,000.00	15%	874,500.00	1,049,500.00
25-Mar-21	180,000.00	15%	848,250.00	1,028,250.00
25-Mar-22	185,000.00	15%	821,250.00	1,006,250.00
25-Mar-23	190,000.00	15%	793,500.00	983,500.00
25-Mar-24	195,000.00	15%	765,000.00	960,000.00
25-Mar-25	200,000.00	15%	735,750.00	935,750.00
25-Mar-26	206,000.00	15%	705,750.00	911,750.00
25-Mar-27	211,000.00	15%	674,850.00	885,850.00
25-Mar-28	217,000.00	15%	643,200.00	860,200.00
25-Mar-29	223,000.00	15%	610,650.00	833,650.00
25-Mar-30	229,000.00	15%	577,200.00	806,200.00
25-Mar-31	235,000.00	15%	542,850.00	777,850.00
25-Mar-32	242,000.00	15%	507,600.00	749,600.00
25-Mar-33	249,000.00	15%	471,300.00	720,300.00
25-Mar-34	255,000.00	15%	433,950.00	688,950.00
25-Mar-35	262,000.00	15%	395,700.00	657,700.00
25-Mar-36	270,000.00	15%	356,400.00	626,400.00
25-Mar-37	277,000.00	15%	315,900.00	592,900.00
25-Mar-38	285,000.00	15%	274,350.00	559,350.00
25-Mar-39	292,000.00	15%	231,600.00	523,600.00
25-Mar-40	300,000.00	15%	187,800.00	487,800.00
25-Mar-41	309,000.00	15%	142,800.00	451,800.00
25-Mar-42	317,000.00	15%	96,450.00	413,450.00
25-Mar-43	326,000.00	15%	48,900.00	374,900.00
Total	<u>\$ 6,000,000.00</u>		<u>\$ 13,055,500.00</u>	<u>\$ 19,055,500.00</u>

- (1) Principal is payable annually, commencing on: 25-Mar-19  
Principal is amortized to provide level or declining annual debt service.
- (2) Interest is payable monthly on the 25th, commencing: 25-Feb-18  
Interest is calculated for the period beginning on: 15-Feb-18

## **SECTION 5. PLEDGE OF REVENUES**

The Authority hereby covenants to assess rates and charges to the Owners to generate Revenues which, together with other unrestricted funds available to the Authority, shall be sufficient to provide for the costs to acquire, construct, administer, operate, and maintain the Facilities and to pay 100% of the Authority's debt service obligations, including the 2018 Notes. The Authority hereby pledges the Revenues for the repayment of all the obligations due under the Loan Agreement and the 2018 Notes. The Authority hereby covenants not to incur any other obligations with a pledge of Revenues senior to the pledge for the 2018 Notes as long as any obligations or payments due under the Loan Agreement or the 2018 Notes remain outstanding.

The Authority hereby covenants:

- 1) to include all periodic, scheduled payments of Loan Interest and Loan Principal payable under the Loan Agreement and the 2018 Notes in the budget of the fiscal year in which such amounts are due and payable,
- 2) to appropriate such amounts from its general revenues, and
- 3) to pay, or cause to be paid, punctually and duly, such amounts that are due and payable under the Loan Agreement and the 2018 Notes on the dates, at the places, and in the manner stated in the Loan Agreement and the 2018 Notes.

## **SECTION 6. COVENANTS FOR TERMINATION CHARGES**

The Authority hereby covenants:

- 1) to include the amounts due under the Loan Agreement for Termination Charges for the DelVal Swap Agreement related to the 2018 Notes for each fiscal year in which such Termination Charges are payable in its budget for that year,
- 2) to appropriate such amounts from its general revenues for the payment of such Termination Charges, and
- 3) to duly and punctually pay or cause to be paid from its sinking fund or any other of its revenues or funds the Termination Charges at the dates and places and in the manner stated in the 2018 Notes and the Loan Agreement.

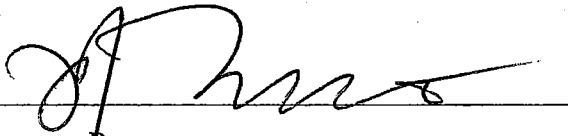
The Authority's obligations to make scheduled payments of the DeIVal Swap Agreement related to the 2018 Notes are senior to any obligation for a Termination Charge allocable to the 2018 Notes.

**SECTION 7. CONFLICTING RESOLUTIONS ARE REPEALED**

All Resolutions or parts of Resolutions not in accord with this Resolution are hereby repealed insofar as they conflict herewith.

IN WITNESS WHEREOF, we, the undersigned Authorized Officers, have hereunto set our signatures and affixed hereto the Seal of the UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY, Montgomery County, Pennsylvania.

Dated: January 5, 2018



ROBERT PESAVENTO  
Chairperson

[Seal]

ATTEST:



MICHAEL MARKMAN  
SECRETARY



DCNR-2018-C2P2-19

Applicant Information (\* indicates required information)

Applicant/Grantee Legal Name: UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY Web Application ID: 2000129

Project Title: **Camphill Rd Trail Connection to Cross County Trail**

WHEREAS, UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY ("Applicant") desires to undertake the project, "**Camphill Rd Trail Connection to Cross County Trail**" ("Project Title"); and

WHEREAS, the applicant desires to receive from the Department of Conservation and Natural Resources ("Department") a grant for the purpose of carrying out this project; and

WHEREAS, the application package includes a document entitled "Terms and Conditions of Grant" and a document entitled "**Grant Agreement Signature Page**"; and

WHEREAS, the applicant understands that the contents of the document entitled "Terms and Conditions of Grant," including appendices referred to therein, will become the terms and conditions of a Grant Agreement between the applicant and the Department **if the applicant is awarded a grant**; and

**NOW THEREFORE, it is resolved that:**

1. The "**Grant Agreement Signature Page**" may be signed on behalf of the applicant by the Official who, at the time of signing, has **TITLE** of "**Chairperson**".
2. If this Official signed the "**Grant Agreement Signature Page**" prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.
3. If the applicant is awarded a grant, the "**Grant Agreement Signature Page**", signed by the above Official, will become the applicant/grantee's **executed** signature page for the Grant Agreement, and the applicant/grantee will be bound by the Grant Agreement.
4. Any amendment to the Grant Agreement may be signed on behalf of the grantee by the Official who, at the time of signing of the amendment, has the "**TITLE**" specified in paragraph 1 and the grantee will be bound by the amendment.

I hereby certify that this Resolution was adopted by the

(Identify the governing body of the applicant, e.g. city council, borough council, board of supervisors, board of directors)

of this applicant, this 6th day of April, 2018.

*MM*

Secretary (Signature of the Secretary of the governing body)

Michael Markman

**RESOLUTION NO. MA-18-0003 OF THE  
UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY  
MONTGOMERY COUNTY, PENNSYLVANIA**

**WHEREAS**, the Upper Dublin Township Municipal Authority (the "Authority") is a body corporate and politic existing under the laws of the Commonwealth of Pennsylvania pursuant to the Municipality Authorities Act of 1945, as amended (the "Act"), having been duly organized by the Township of Upper Dublin, Montgomery County, Pennsylvania (the "Township") and

**WHEREAS**, the Authority filed Articles of Incorporation with the Commonwealth of Pennsylvania on October 11, 2016; and

**WHEREAS**, the Act (53 Pa. C.S.A. §5605) provides a procedure for amending the Articles of Incorporation through the adoption of a resolution setting forth the proposed amendment and directing that it be submitted to the governing authorities of the Township for approval; and

**NOW, THEREFORE**, The Board of Directors of the Upper Dublin Township Municipal Authority (the "Authority") hereby amend and restate, in its entirety, Paragraph (G) of the Authority's Articles of Incorporation, as follows:

(G) The designated service areas of the Authority shall be bounded as depicted on the attached map at Exhibit "A" and shall include all those properties set forth in the list at Exhibit "B", as of the date of adoption.

**IN WITNESS WHEREOF**, we, the undersigned Authorized Officers, have hereunto set our signatures and affixed the Seal of the UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY, Montgomery County, Pennsylvania.

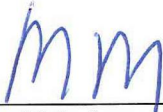
Dated: June 01, 2018

A handwritten signature in black ink, appearing to read 'R. Pesavento', written over a horizontal line.

Robert Pesavento  
Chairperson

[Seal]

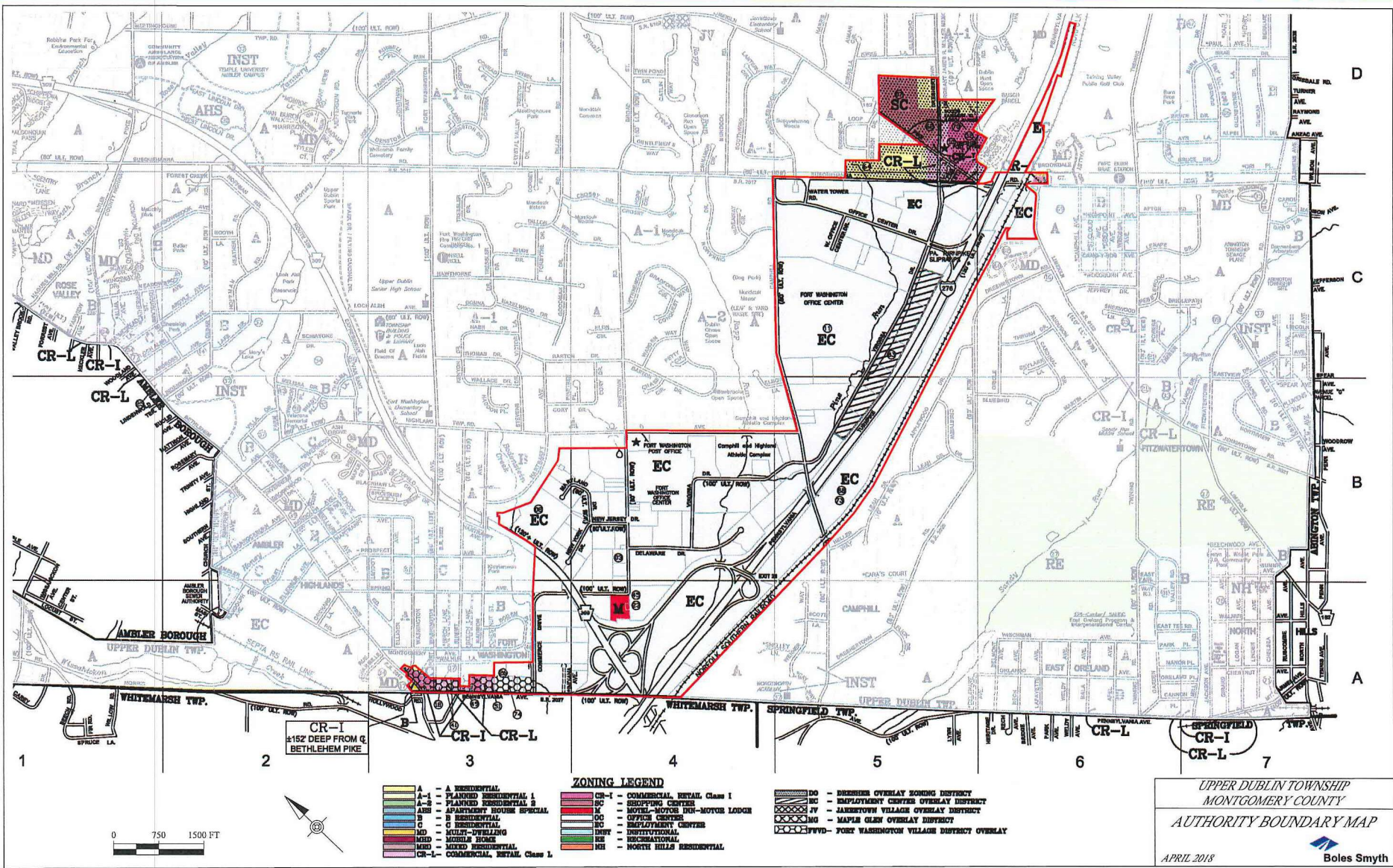
ATTEST:

Handwritten initials 'MM' in blue ink, written over a horizontal line.

Michael Markman  
Secretary

**Exhibit A**





A	- A RESIDENTIAL
A-1	- PLANNED RESIDENTIAL 1
A-2	- PLANNED RESIDENTIAL 2
A-3	- APARTMENT HOUSE SPECIAL
B	- B RESIDENTIAL
C	- C RESIDENTIAL
MD	- MULTI-DWELLING
MH	- MOBILE HOMES
MIR	- MIXED RESIDENTIAL
CR-1	- COMMERCIAL, RETAIL Class I

SC	- SHOPPING CENTER
MC	- MOTEL-MOTOR INN-MOTOR LODGE
OC	- OFFICE CENTER
EC	- EMPLOYMENT CENTER
INDP	- INDUSTRIAL
RE	- RECREATIONAL
NH	- NORTH HILLS RESIDENTIAL

DO	- DUESIDER OVERLAY ZONING DISTRICT
EC	- EMPLOYMENT CENTER OVERLAY DISTRICT
IV	- JAMESTOWN VILLAGE OVERLAY DISTRICT
MG	- MAPLE GLEN OVERLAY DISTRICT
FPVD	- FORT WASHINGTON VILLAGE DISTRICT OVERLAY

UPPER DUBLIN TOWNSHIP  
 MONTGOMERY COUNTY  
 AUTHORITY BOUNDARY MAP  
 APRIL 2018  
 Boles Smyth

**Exhibit B**

**Upper Dublin Township Municipal Authority District**

<b>Address</b>	<b>Parcel</b>
101 Bethlehem Pike	54-00-02188-00-8
105 Bethlehem Pike	54-00-02191-00-5
115 Bethlehem Pike	54-00-02194-00-2
Camp Hill Road	54-00-03544-00-2
Camp Hill Road	54-00-03601-00-8
585 Camp Hill Road	54-00-03520-00-8
1035 Camp Hill Road	54-00-03529-00-8
1035 Camp Hill Road	54-00-03532-00-5
1085 Camp Hill Road	54-00-03538-00-8
Commerce Drive	54-00-04369-00-5
Commerce Drive	54-00-04393-00-8
135 Commerce Drive	54-00-04366-00-8
155 Commerce Drive	54-00-04367-00-7
175 Commerce Drive	54-00-04372-00-2
185 Commerce Drive	54-00-04375-00-8
220 Commerce Drive	54-00-04396-00-5
230 Commerce Drive	54-00-04396-10-4
270 Commerce Drive	54-00-04402-00-8
275 Commerce Drive	54-00-04378-00-5
285 Commerce Drive	54-00-04381-00-2
290 Commerce Drive	54-00-04405-00-5
335 Commerce Drive	54-00-04383-08-1
350 Commerce Drive	54-00-04408-00-2
370 Commerce Drive	54-00-04411-00-8
375 Commerce Drive	54-00-04384-00-8
390 Commerce Drive	54-00-04414-00-5
401 Commerce Drive	54-00-04387-00-5
410 Commerce Drive	54-00-04417-00-2
414 Commerce Drive	54-00-04420-00-8
425 Commerce Drive	54-00-04390-00-2
465 Commerce Drive	54-00-13444-00-2
465 Commerce Drive	54-00-13447-00-8
Delaware Avenue	54-00-04624-20-9
Delaware Avenue	54-00-04624-01-1
420 Delaware Avenue	54-00-04621-00-5
425 Delaware Avenue	54-00-04618-00-8
455 Delaware Avenue	54-00-04625-00-1
465 Delaware Avenue	54-00-04624-00-2
Dreshertown Road	54-00-05356-00-8
Dreshertown Road	54-00-05167-02-6
Dreshertown Road	54-00-05167-01-7
1401 Dreshertown Road	54-00-05167-00-8
1422 Dreshertown Road	54-00-05362-00-2

**Upper Dublin Township Municipal Authority District**

<b>Address</b>	<b>Parcel</b>
1424 Dreshertown Road	54-00-05365-00-8
1424 Dreshertown Road	54-00-05368-00-5
101 Ft Washington Ave	54-00-06448-00-5
165 Indiana Avenue	54-00-08788-00-5
Maryland Drive	54-00-11734-01-1
400 Maryland Drive	54-00-11734-03-8
425 Maryland Drive	54-00-11731-00-5
455 Maryland Drive	54-00-11734-00-2
455 Maryland Drive	54-00-11734-02-9
465 Maryland Drive	54-00-11737-00-8
470 Maryland Drive	54-00-11729-00-7
500 Maryland Drive	54-00-11728-00-8
270 New Jersey Drive	54-00-12178-00-8
275 New Jersey Drive	54-00-12175-00-2
230 New York Drive	54-00-12190-00-5
235 New York Drive	54-00-12187-00-8
240 New York Drive	54-00-12181-00-5
245 New York Drive	54-00-12184-00-2
260 New York Drive	54-00-12193-00-2
1657 N Limekiln Pike	54-00-10282-00-5
1708 N Limekiln Pike	54-00-10033-00-2
1710 N Limekiln Pike	54-00-10032-00-3
1711 N Limekiln Pike	54-00-10276-00-2
1713 N Limekiln Pike	54-00-10273-00-5
2038 S Limekiln Pike	54-00-10270-00-8
Office Center Drive	54-00-16380-50-4
Office Center Drive	54-00-12710-00-7
Office Center Drive	54-00-12706-01-1
500 Office Center Drive	54-00-12706-00-2
501 Office Center Drive	54-00-12709-00-8
502 W Office Center Dr	54-00-16380-00-9
600 Office Center Drive	54-00-12710-01-6
601 Office Center Drive	54-00-12710-02-5
602 Office Center Drive	54-00-12710-03-4
469 Pinetown Road	54-00-13441-00-5
510 Pinetown Road	54-00-13501-00-8
520 Pinetown Road	54-00-13498-00-2
550 Pinetown Road	54-00-13495-00-5
575 Pinetown Road	54-00-13423-00-5
Summit Avenue	54-00-14467-00-5
103 Summit Avenue	54-00-14470-00-2
Susquehanna Road	54-00-14848-00-2
Susquehanna Road	54-00-15058-00-8

**Upper Dublin Township Municipal Authority District**

<b>Address</b>	<b>Parcel</b>
Susquehanna Road	54-00-15065-00-1
1668 Susquehanna Road	54-00-14851-00-8
1668 Susquehanna Road	54-00-14851-01-7
1704 Susquehanna Road	54-00-14845-00-5
1755 Susquehanna Road	54-00-15052-00-5
Virginia Drive	54-00-16372-05-3
Virginia Drive	54-00-16375-11-3
Virginia Drive	54-00-16375-20-3
Virginia Drive	54-00-16377-00-3
Virginia Drive	54-00-16402-05-9
Virginia Drive	54-00-16404-10-2
430 Virginia Drive	54-00-16372-04-4
434 Virginia Drive	54-00-16372-03-5
440 Virginia Drive	54-00-16372-02-6
475 Virginia Drive	54-00-16389-00-9
500 Virginia Drive	54-00-16375-00-5
500 Virginia Drive	54-00-16375-13-1
520 Virginia Drive	54-00-16375-12-2
525 Virginia Drive	54-00-16390-00-8
550 Virginia Drive	54-00-16387-00-2
555 Virginia Drive	54-00-16393-00-5
565 Virginia Drive	54-00-16396-00-2
575 Virginia Drive	54-00-16397-00-1
580 Virginia Drive	54-00-16375-03-2
1005 Virginia Drive	54-00-04627-00-8
1015 Virginia Drive	54-00-16402-00-5
1035 Virginia Drive	54-00-16375-10-4
1050 Virginia Drive	54-00-16376-00-4
1055 Virginia Drive	54-00-16399-00-8
1075 Virginia Drive	54-00-16404-00-3
1100 Virginia Drive	54-00-16378-00-2
1125 Virginia Drive	54-00-16404-15-6
1125 Virginia Drive	54-00-16404-20-1
1145 Virginia Drive	54-00-16404-26-4
1175 Virginia Drive	54-00-16404-25-5
1250 Virginia Drive	54-00-16384-00-5
1300 Virginia Drive	54-00-16385-00-4
1301 Virginia Drive	54-00-16386-00-3
1375 Virginia Drive	54-00-16405-00-2
1401 Virginia Drive	54-00-10279-00-8
W. Pennsylvania Avenue	54-00-13381-00-2
325 W Pennsylvania Ave	54-00-13406-00-4
435 W Pennsylvania Ave	54-00-13405-00-5

**Upper Dublin Township Municipal Authority District**

<b>Address</b>	<b>Parcel</b>
437 W Pennsylvania Ave	54-00-13402-00-8
449 W Pennsylvania Ave	54-00-13396-00-5
455 W Pennsylvania Ave	54-00-13393-50-3
467 W Pennsylvania Ave	54-00-13393-00-8
471 W Pennsylvania Ave	54-00-13390-00-2
475 W Pennsylvania Ave	54-00-13387-00-5
515 W Pennsylvania Ave	54-00-04363-00-2
535 W Pennsylvania Ave	54-00-08791-00-2
<b>Properties added for 2019</b>	
106 Bethlehem Pike	54-00-02377-00-8
123 Bethlehem Pike	54-00-02197-00-8
1750 Susquehanna Road	54-00-14839-00-2

RESOLUTION No. MA-18-0004

Upper Dublin Township Municipal Authority  
Montgomery County, Pennsylvania

**RESOLUTION OF THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY TO  
ADOPT POLICIES AND PROCEDURES FOR CONSULTANT SELECTION**

**WHEREAS**, the Upper Dublin Township Municipal Authority desires to advertise for and hire a transportation engineer for projects sponsored by the Municipal Authority; and

**WHEREAS**, in order to be eligible for Federal, State, and County funding, the Municipal Authority must adopt policies and procedures for consultant selection compliant with the Pennsylvania Department of Transportation Publication 93, Chapter 7; and

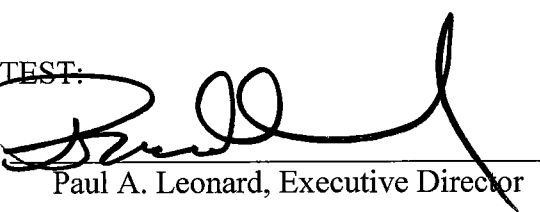
**WHEREAS**, the Municipal Authority has prepared policies and procedures for consultant selection compliant with Publication 93, Chapter 7, attached as Exhibit "A" to this Resolution and incorporated by reference as if set forth in full.

**BE IT RESOLVED**, by authority of the Board of Directors of the Upper Dublin Township Municipal Authority, Montgomery County, Pennsylvania, that the Executive Director of the Municipal Authority is authorized and directed to submit on behalf of the Municipal Authority the attached Policies and Procedures for Consultant Selection to the Pennsylvania Department of Transportation for approval.

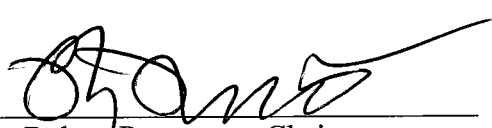
Upper Dublin Township Municipal Authority

ATTEST:

By:

  
Paul A. Leonard, Executive Director

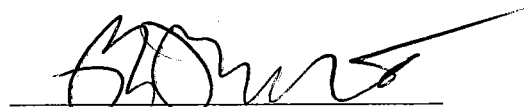
By:

  
Robert Pesavento, Chairperson

I, Robert Pesavento, Chairperson of the Board of Directors for the Upper Dublin Township Municipal Authority, do hereby certify that the foregoing is a true and correct copy of the Resolution adopted at a regular meeting of the Upper Dublin Township Municipal Authority, held the 2nd day of November, 2018.

Date:

11/2/2018

  
Robert Pesavento, Chairperson

**EXHIBIT "A"**





## POLICY AND PROCEDURE FOR CONSULTANT SELECTION

The following procedures have been adopted by the Upper Dublin Township Municipal Authority as authorized by action of the Municipal Authority Board Members on 11/02/2018. These procedures shall be used for the orderly determination of the need to use consulting engineering firms, qualification and selection of firms, and general administration and monitoring of the engineering agreements.

A detailed scope of work, describing the project, its location, and services required, will be prepared.

An advertisement including the DBE Goal Request will be submitted in ECMS to PennDOT's Contract Management Section. Advertising the request for statements of interest from consulting firms interested in performing the required engineering services is governed by municipal Home Rule Charters, codes or statutes. The advertisement may need to appear in at least one newspaper of general circulation.

The advertisement will include the following information:

- a) Location and brief description of the required engineering services.
- b) Indication of the method of procurement as competitive negotiations.
- c) A statement that the Municipal Authority encourages responses from small firms, minority firms, and firms who have not previously performed work for the Municipal Authority.
- d) The Disadvantaged Business Enterprise Goal, if any. Or nondiscrimination provisions to encourage the prime to notify DBE subconsultants of contracting opportunities associated with the agreement and solicit their participation, if DBE Goals are not required for the agreement.
- e) A statement that indicates whether the modified or normal selection method will be used.
- f) A list, in order of importance, of the selection criteria against which the statements of interest will be reviewed.
- g) A requirement that responding consultants must be registered business partners in ECMS with their qualification packages submitted prior to the submission of the SOI.
- h) Outside of ECMS, include contact information for project discussions and a description of the method of discussion. For ECMS, a statement must be included in the advertisement stating that all questions and answers are required to go through ECMS's "Questions and Responses" forum. If oral presentations are required, it must be stated in the advertisement.
- i) Cut-off time for response to the advertisement (minimum of two weeks).

Note: For a Municipal Engineer advertisement, the Municipality has the option of submitting their advertisements for approval electronically in ECMS or by email, for newspaper advertising, as required by their Home Rules Charters, and for publishing paper advertisements in ECMS to ECMS\_Local\_Advertisements@pa.gov.

**D-30 (12-16)**

Three consultants will be selected from those consultants who submit statements of interest. A qualification selection committee, consisting of a minimum of three people:

- a. Paul A. Leonard, Executive Director or designee,  
Selection Committee title
- b. Robert Pesavento, Chairperson or designee,  
Selection Committee title
- c. Jonathan Bleemer, Finance Director or designee,  
Selection Committee title
- d. David Brooman, Solicitor or designee,  
Selection Committee title

shall review the qualifications of consultants who submit statements of interest as well as their responsiveness to the requirements of the advertisement. Documentation of consultants considered and the committee's recommendation shall be maintained in the project file. The committee shall document the reasons for their recommendation.

For selecting a consultant to perform bridge inspection, construction inspection agreements, or noncomplex or selected moderately complex projects as defined in DM1, or for selecting a consultant as a Municipal Engineer a modified process may be used, and a ranking will be determined based on a review of the statements of interest.

For all other Agreements the normal selection method will be used. The Executive Director shall review the recommendations of the qualification committee and select three firms to be recommended to the Pennsylvania Department of Transportation (hereinafter called the Department) as the consultants to prepare a proposal. Upon receipt of the approval of the consultants from the Department, a technical proposal shall be requested from the consultants.

The request for technical proposal shall include a brief written scope of work. The consultants will be invited to a scope of work meeting at which time the project will be explained in detail. Representatives from the Department will be invited to the meeting. The consultants will be advised of the applicable Federal regulations, review procedures, contract format and administration. A copy of the Departments Publication 442 will be supplied to the consultants with the understanding that the specifications will be made a part of the contract. The Municipal Authority limitations of profit, wages, etc., will be explained. The consultants will be given a name and phone number to contact in case they would have any questions during the preparation of their proposal.

Upon receipt of the technical proposals from the consultants, the qualification committee shall review the technical proposals and make a recommendation for the ranking of the shortlisted consultants for the purpose of negotiating an engineering agreement. The committee shall document the reasons for their recommendation.

The Municipal Authority shall conduct discussions with the firms to consider anticipated concepts and compare alternative methods for furnishing services.

For both modified and normal methods of selection, the Upper Dublin Township Municipal Authority Board Members shall review the recommendation of the qualification committee and rank, in order of preference, the firms. The ranking will be recommended to the Department for approval. Documentation supporting the ranking of the consultants shall be forwarded to the Department when requesting approval of the consultant's ranking. The Department shall approve and/or comment on the Municipal Authority's recommended ranking.

The Municipal Authority will request a price proposal from the approved first ranked firm and submit the appropriate number of copies to the Department.

The Department will conduct the pre-award evaluation and schedule and hold negotiations, if necessary.

D-30 (12-16)

The agreement will be prepared by the Department and circulated for signatures.

It is understood that the consultant cannot begin work until the Federal authorization has been obtained, and both the engineering Agreement and the Reimbursement Agreement have been fully executed, and notification of this fact has been received by the Municipal Authority .  
Municipality

The Upper Dublin Township Municipal Authority Board will designate a person to perform liaison activities between the Municipal Authority ,  
Mayor, Council, Board of Supervisors, etc. Municipality  
the Department, and the consultant.

The Municipal Authority will enter into a reimbursement agreement with the Department setting forth the methods for reimbursing  
Municipality  
the federal funds to the Municipal Authority. The reimbursement agreement will be prepared by the Department.  
Municipality

During the life of the engineering agreement, monthly (or at other appropriate times) meetings will be held with the consultant and the designated liaison person. The Department will be invited to attend these meetings. Documentation of these meetings will be included in the project file.

Partial payment invoices for work performed will be processed as provided by Publication 442. After review of the invoices by the Finance Director, it will be paid. The invoice will in turn be forwarded to the Department with  
responsible individual of the Municipality  
recommendation for reimbursement of the Federal and/or State share.

Prior to termination of services and payment of the final invoice, a joint review will be made by the Department and the Municipal Authority to insure the propriety of claims and that all terms and conditions of the contract have been satisfied.  
Municipality  
Documentation of these findings will be submitted to the Department with the final invoice.

The Municipal Authority designated liaison person will complete copies of the Form D-429, "Past Performance Report for  
Municipality's  
Consultant Engineers", see Appendix 7F or Form D-429 CI, "Past Performance Report for Consultant Engineers Construction Inspection", see Appendix 7G.

It is understood and made part of these procedures that the employees of the Municipal Authority will neither solicit nor  
Municipality  
accept gratuities, favors, or anything of monetary value from consultants or contractors or potential consultants or contractors.

Violators of said standards will be subject to dismissal from their employment with the Municipal Authority, by order of the  
Municipality  
Upper Dublin Township Municipal Authority Board.  
Mayor, Council, Board of Supervisors, etc.)

Now, Therefore Be It Resolved that the Upper Dublin Township Municipal Authority Board of the Municipal Authority have adopted these  
Mayor, Supervisors, Etc. Municipality  
policies and procedures for engineering by consultants and will adhere to the rules and regulations of the Department.

NOW, THEREFORE BE IT FURTHER RESOLVED that the Upper Dublin Township Municipal Authority Board this 2nd day of  
Mayor, Supervisors, Etc.  
November, 20 18 on behalf of the Municipal Authority hereby accept the aforesaid policies and procedures.  
Municipality

UPON MOTION DULY MADE and seconded, the above resolution as adopted the day and year set forth above.

ATTEST:

BY:   
Upper Dublin Township Municipal Authority  
Title: Chairperson

Municipal Authority  
Municipality  
BY:   
Upper Dublin Township Municipal Authority  
Title: Executive Director

RESOLUTION NO. MA-18-0005

**Appendix II - AUTHORIZED OFFICIAL RESOLUTION**

Be it RESOLVED, that the Township Municipal Authority of Upper Dublin of Montgomery County hereby request a Multimodal Transportation Fund grant of up to \$3,000,000.00 from the Pennsylvania Department of Transportation to be used for the Dreshertown Road Multimodal Improvements.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Paul A. Leonard, Executive Director and Robert Pesavento, Chairman as the officials to execute all documents and agreements between the Township Municipal Authority of Upper Dublin and the Pennsylvania Department of Transportation to facilitate and assist in obtaining the requested grant.

I, Paul A. Leonard, duly qualified Executive Director of the Township Municipal Authority of Upper Dublin of Montgomery County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Municipal Authority at a regular meeting held November 2<sup>nd</sup>, 2018 and said Resolution has been recorded in the Minutes of the Township Municipal Authority of Upper Dublin and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Township Municipal Authority of Upper Dublin, this 2<sup>nd</sup> day of November, 2018.

Upper Dublin Township Municipal Authority  
Name of Applicant

Upper Dublin Township  
Municipal Authority

Montgomery  
County

By:   
Robert Pesavento, Chairperson

  
Paul A. Leonard, Executive Director

RESOLUTION NO. MA-18-0006

Appendix II - AUTHORIZED OFFICIAL RESOLUTION

Be it RESOLVED, that the Upper Dublin Township Municipal Authority of Montgomery County hereby requests a Walk Works "Development of Plans and Policies to enhance the built environmental and expand opportunities for physical activity" grant award of \$15,000 from the Pennsylvania Department of Health to be used for the Fort Washington Office Park Transportation Demand Management Plan. The project is to develop a Greater Fort Washington Bike and Pedestrian Transportation Plan.

Be it FURTHER RESOLVED, that the Upper Dublin Township Municipal Authority does commit to matching up to \$15,000 to the grant, if awarded, for a total project cost not to exceed \$30,000.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Paul A. Leonard, Executive Director and Robert Pesavento, Chairman as the officials to execute all documents and agreements between the Upper Dublin Township Municipal Authority and the Pennsylvania Department of Health to facilitate and assist in obtaining the requested grant.

I, Paul A. Leonard, duly qualified Executive Director of the Upper Dublin Township Municipal Authority of Montgomery County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board at a regular meeting held November 2<sup>nd</sup>, 2018 and said Resolution has been recorded in the Minutes of the Upper Dublin Township Municipal Authority and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Township Municipal Authority of Upper Dublin, this 2nd day of November 2018.

Upper Dublin Township Municipal Authority  
Name of Applicant

Board of Upper Dublin Township  
Municipal Authority

Montgomery  
County

By: [Signature]  
Robert Pesavento, Chairperson

[Signature]  
Executive Director, Paul A. Leonard

RESOLUTION

NO. MA-18-0007

**A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2019 AND ENDING DECEMBER 31, 2019; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR BE MADE IN ACCORDANCE WITH SAID BUDGET; AND PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Directors of the Upper Dublin Township Municipal Authority (“Board”) has received the Executive Director’s budget for the fiscal year beginning January 1, 2019 and ending December 31, 2019, attached hereto as Exhibit “A” and incorporated by reference as if set forth in full; and,

**WHEREAS**, the Board desires to authorize the funding of such benefits and projects, as herein provided.

**NOW, THEREFORE, BE IT RESOLVED** by the Board, as follows:

1. For the purpose of providing the funds necessary and proposed to be expended in the budget of the Upper Dublin Township Municipal Authority for the fiscal year beginning January 1, 2019 and ending December 31, 2019, the budget submitted to the Board for its consideration and approval as set forth as Exhibit “A” attached hereto, is hereby approved, and the available resources and revenues of the Authority are hereby appropriated and set aside for the various expenditures, activities and improvements as set forth in said budget. The appropriation shall be strictly applied for the uses and purposes provided for in said budget.
2. The Board hereby appropriates the sum set forth in the attached budget for the payment of the expenditures established in the approved budget for the fiscal year beginning January 1, 2019 and ending December 31, 2019.
3. The expenditures during the fiscal year beginning January 1, 2019 and ending December 31, 2019 shall be made in accordance with the budget approved by this Resolution, unless otherwise authorized by a duly enacted Resolution of the Authority.
4. All budget amendments and transfers of appropriations budgeted from one account or activity to another within any individual activity for the fiscal year 2017-2018 are hereby ratified.
5. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Resolution be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect


the validity of this Resolution as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional.

6. This Resolution shall take effect from and after its passage as the law provides.

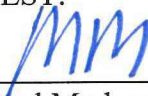
**DULY PASSED** by the Board of Directors of the Upper Dublin Township Municipal Authority

this 7<sup>th</sup> day of December, 2018.

APPROVED:

  
\_\_\_\_\_  
Robert Pesavento  
Chairperson

ATTEST:

  
\_\_\_\_\_  
Michael Markman,  
Secretary

## Exhibit "A"



**Upper Dublin Township Municipal Authority Draft Operating Budget for 2019**

	<u>2017 Actual</u>	<u>2018 Budget</u>	<u>2018 Projected Budget</u>	<u>2019 Proposed Budget</u>
Executive Director/Finance Director	16,764	22,000	20,000	22,000
Solicitor	5,213	25,000	24,000	25,000
Project engineer	35,775	40,000	85,000	85,000
Maintenance of FRS		40,000	30,000	40,000
Real estate appraisals		23,000		15,000
Audit fees		5,000	2,500	6,000
Other consultants		60,000	5,000	28,000
Administrative support/supplies	309	5,000	2,500	2,000
Miscellaneous		5,000		2,000
	58,060	225,000	169,000	225,000

## Upper Dublin Township Municipal Authority Draft Capital Budget - 2019

	Estimated Start Date	Estimated Completion Date	2017-2018	2019-2021
<b>Beginning Balance</b>				5,550,000
Bond Proceeds			6,000,000	
Grant Funding				
FW Trail and Road Diet				3,841,000
Zip Ramp				2,438,000
Cross County Trail Final Segment				750,000
FW Trail and Road Diet Middle Section				1,600,000
Ft Washington Bike & Ped Transp. Plan				15,000
Interest Earnings			80,000	125,000
<b>Available Funds</b>			<b>6,080,000</b>	<b>14,319,000</b>
<b>Funded Projects</b>				
FW Trail and Road Diet	May 2019	Nov 2020	180,000	6,070,000
Zip Ramp	Nov 2019	Jun 2020	175,000	2,425,000
Cross County Trail Final Segment	Apr 2019	Nov 2019	145,000	870,000
FW Trail and Road Diet Middle Section	Apr 2020	Apr 2021	30,000	4,570,000
Ft Washington Bike & Ped Transportation Plan				15,000
<b>Total Expenditures</b>			<b>530,000</b>	<b>13,950,000</b>
<b>Balance</b>			<b>5,550,000</b>	<b>369,000</b>

**RESOLUTION**

NO. MA-18-0008

**A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY APPROVING AND ADOPTING THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY'S 2019 ANNUAL REPORT AND BUSINESS IMPROVEMENT PLAN.**

**WHEREAS**, the Upper Dublin Township Municipal Authority (the "Authority") is a body corporate and politic existing under the laws of the Commonwealth of Pennsylvania pursuant to the Municipality Authorities Act of 1945, as amended (the "Act"), having been duly organized by the Township of Upper Dublin, Montgomery County, Pennsylvania (the "Township"); and

**WHEREAS**, the Authority filed Articles of Incorporation with the Commonwealth of Pennsylvania on October 11, 2016; and

**WHEREAS**, the Articles of Incorporation contain a statement that Upper Dublin Township has retained the right which exists under the Act to approve any plan of the Authority; and

**WHEREAS**, in order to levy an assessment or charge, the Authority must submit a plan for business improvements and administrative services, together with estimated costs and the proposed method of assessments for business improvements and charges for administrative services to Upper Dublin Township; and


**WHEREAS**, the Board of Directors of the Authority believes it is essential to comply with the above requirements that the Upper Dublin Township Municipal Authority's 2019 Annual Report and Business Improvement Plan (the "Plan"), attached hereto as Exhibit A, be adopted.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Directors of the Authority that the Plan attached hereto as Exhibit A is hereby approved and adopted.


**IN WITNESS WHEREOF**, we, the undersigned Authorized Officers, have hereunto set our signatures and affixed the Seal of the UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY, Montgomery County, Pennsylvania.

Dated: December 7, 2018

APPROVED:

  
\_\_\_\_\_  
Robert Pesavento  
Chairperson

ATTEST:

  
\_\_\_\_\_  
Michael Markman  
Secretary

**Exhibit A**

# **THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY'S 2019 ANNUAL REPORT AND BUSINESS IMPROVEMENT PLAN**

## **Mission**

The purpose of the Authority (UDTMA) is to obtain and finance working capital, acquire, hold, construct, improve, maintain and operate, own or lease, either in the capacity of lessor or lessee, projects within the service area of the Authority, of the following kind and character:

- (a) Transportation for all defined modes, marketing, transit service and safety improvement utilizing all resources necessary to construct and maintain roadway improvements, bridges, traffic regulation devices, bicycle/pedestrian trails and amenities including but not limited to landscaping/trees, special signage, and street/area lighting.
- (b) Storm water and flood control planning, management and implementation.
- (c) General economic development and marketing for the Fort Washington Office Center Park.

## **Attendance**

There were 12 Authority meetings held in 2018 on the first Friday of every month with the exception of the May meeting, which was held on May 18 due to scheduling conflicts. The January meeting was primarily a re-organization meeting with the appointments of Offices, Directors, Engineer, Solicitor and Open Records Officer. Attendance at the meetings by members was high for the year with Mr. Pesavento missing one meeting, Mr. Diehl missing one meeting, Mr. Feldman missing two meetings, Mr. Markman missing two meetings and Mr. Danaher missing four meetings. Attendance by the Executive Director, Finance Director, Solicitor's Office and Engineer was nearly 100% with Mr. Leonard missing one meeting and Mr. Bleemer missing two meetings.

## **Financial Matters**

In February 2018, the Authority issued \$6,000,000 of guaranteed revenue notes to fund certain capital improvement construction projects identified as priority one projects in the attached "Exhibit A". To date, design, engineering, mapping, agency coordination and bid preparation have been performed for the funded projects. To finance the annual debt service on the notes and the Authority's operating expenses, annual assessments will be levied on all properties within the Authority service area based upon the assessed value of each property, as determined by the assessment of record in the county assessment office on the date such assessments are levied.

## **Budget**

Funding from the annual assessment also supports the Authority's operating costs. The Directors approved the Authority's 2018 operating budget. For 2019, both the Authority Directors and the Board of Commissioners will approve an operating and capital budget. All revenues and expenditures are subject to an independent CPA audit with a report to be filed with the Township and the State and available to both the Commissioners and the public.

## **Transparency**

All meetings of the Municipal Authority were open to the public and live broadcast as well as repeat broadcast on the Township's governmental cable channel. There were no Right to Know Requests related to the Municipal Authority during 2018, but the Authority is committed to not only complying with the Right to Know Law and the Sunshine Law, but communicating with property owners and business and employees within the office park through multiple means through 2019.

## **Municipal Authority Priority List and 2019 Projects**

The Board of Commissioners and any interested parties are advised that the Authority works and focuses routinely on the attached priority list, currently dated October 28, 2018. This color-coded spreadsheet shows both the priorities, funding sources and current status of project designed to meet the mission statement at the beginning of this report. The Authority welcomes public participation in both their meetings and by comments to them in written format.

December 7, 2018

## Exhibit A

### Municipal Authority Priority List and 2019 Projects





Fort Washington Office Park Project Priority List  
Upper Dublin Municipal Authority

11/30/2018

TOWNSHIP FUNDED CAPITAL IMPROVEMENTS WITHIN THE MUNICIPAL AUTHORITY BOUNDARY									
CONSTRUCTED AND/OR COMMITTED TOWNSHIP PROJECTS	HIGHLIGHTED FIELD INDICATES FINAL PROJECT COST TO BE UPDATED	TOTAL PROJECT COST (Millions)	Grant Funding Awarded (Millions)	Additional PennDOT (Millions)	Developer Contribution (Millions)	Township Obligation (Millions)	Construction Start Date	Construction End Date	Status / Comments
		Description							
	PINE RUN & RAPP RUN FLOOD RETARDING STRUCTURES	\$14.819	11.569			3.250	2013	2015	
	VIRGINIA DRIVE PINE RUN BRIDGES RECONSTRUCTION	\$6.234	3.212	1.218		1.804	06/2016	07/2017	MUNICIPAL RETRO-REIMBURSEMENT PROGRAM
	VIRGINIA DRIVE RAPP RUN CULVERT RECONSTRUCTION	\$1.638	0.400			1.238	03/2017	07/2017	PA DCED GRANTS
	VIRGINIA DRIVE ROAD DIET & TRAIL	\$1.491	1.000			0.491	09/2017	06/2018*	TAP MPMS 104282 - *Punchlist Not Complete
	DRESHER TRIANGLE CONCEPT DESIGN	\$0.062			0.062	0.000	N/A	N/A	
		\$24.244	\$16.181	\$1.218	\$0.062	\$6.783			

CAPITAL IMPROVEMENTS WITHIN THE MUNICIPAL AUTHORITY BOUNDARY									
PRIORITY 1 PROJECTS (0 TO 3 YEARS)	HIGHLIGHTED FIELDS INDICATE GRANT APPLICATION POTENTIAL	OPINION OF PROBABLE COST (Millions)	2015-2016 Grant Awarded (Millions)	2017 Grant Awarded (Millions)	2018 Grant Awarded (Millions)	Developer Contribution (Millions)	Municipal Auth Obligation (Millions)	Committed Project (X = Yes)	Status / Comments
		Description							
	FORT WASHINGTON CROSS COUNTY TRAIL & ROAD DIET	\$6.250	3.541			0.3	2.410	X	PENNDOT MTF, PA DCED, PA DCNR, MONTCO
	PA TURNPIKE ZIP RAMP FROM PA 309 INTERCHANGE	\$2.600	2.038			0.4	0.162	X	GRANT AWARDED
	COMPLETE BODENSTEIN CHANNEL REVITALIZATION	\$0.750					0.750	X	
	CROSS COUNTY TRAIL - FINAL SEGMENT	\$1.015	0.750				0.265	X	PENNDOT TAP PROGRAM - MPMS 107179
	COMPLETE DELAWARE & VIRGINIA DRIVE ROAD DIET & TRAIL MIDDLE SECTION	\$4.600		1.200	0.400		3.000	X	GRANTS AWARDED - COORD. ONGOING
	COMPLETION OF VIRGINIA DRIVE INTERCHANGE PRELIM ENG. - PH I	\$0.300					0.300		
	COMPLETION OF VIRGINIA DRIVE INTERCHANGE LAND ACQUISITION	\$1.500					1.500		
	DRESHER TRIANGLE EARLY ACTION IMPROVEMENTS	\$0.500					0.500		
	GATEWAY ENTRANCE ENHANCEMENTS INCLUDING LANDSCAPING & SIGNAGE	\$0.250					0.250		
	EVALUATE VIRGINIA DRIVE & CAMPHILL ROAD INTERSECTION	\$0.075					0.075		
	DELAWARE DRIVE BRIDGE SUPERSTRUCTURE REPLACEMENT & REPAIRS	\$1.250			1.000		0.250		MUNICIPAL RETRO-REIMBURSEMENT PROGRAM
	CONSTRUCT ADDITIONAL LOCAL TRAIL CONNECTIONS TO CROSS COUNTY TRAIL	\$0.250			0.015		0.235		PA WalkWorks
	PRIORITY 1 PROJECTS OPINION OF PROBABLE COST TOTALS	\$19.340	\$6.329	\$1.200	\$1.415	\$0.700	\$9.697		

PRIORITY 2 PROJECTS (3 TO 6 YEARS)	COMPLETION OF VIRGINIA DRIVE INTERCHANGE PRELIM. ENG. - PH II	\$1.300					1.300		OPINION OF PROBABLE COSTS REQUIRE FURTHER ANALYSIS AND ARE ONLY FOR DISCUSSION PURPOSES AND NOT FOR ASSESSMENT PURPOSES. GRANT POTENTIAL HAS NOT BEEN ANALYZED.	
	DRESHER TRIANGLE ROADWAY IMPROVEMENTS - STAGE II	\$4.000	TO BE SUBMITTED FOR DVRPC TRANS. IMPROVEMENT PROGRAM (TIP)					4.000		
	CONSTRUCT ADDITIONAL LOCAL TRAIL CONNECTIONS TO CROSS COUNTY TRAIL	\$0.250						0.250		
	CONSTRUCT A LINEAR PARK ALONG CROSS COUNTY TRAIL	\$4.300						4.300		
	CONSTRUCT PINETOWN ROAD BOULEVARD WITH LANDSCAPED MEDIAN	\$1.800						1.800		
	PERFORM WARRANT ANALYSIS FOR PINETOWN & HIGHLAND	\$0.025						0.025		
	COMPLETE RAPP RUN CREEK REVITALIZATION	\$0.750						0.750		
	COMPLETE PINE RUN CREEK REVITALIZATION - STAGE I	\$0.500						0.500		
	COMMERCE DRIVE REMAINING ROADWAY RECONSTRUCTION	\$1.250						1.250		
	VIRGINIA DRIVE REMAINING ROADWAY RECONSTRUCTION	\$3.650						3.650		
	DELAWARE DRIVE ROADWAY RECONSTRUCTION*	\$0.500						0.500		
	NEW JERSEY, NEW YORK & MARYLAND ROADWAY RECONSTRUCTIONS	\$2.750						2.750		
PRIORITY 2 PROJECTS OPINION OF PROBABLE COST TOTALS	\$21.075	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$21.075			

PRIORITY 3 PROJECTS (OVER 6 YEARS)	DRESHER TRIANGLE ROADWAY IMPROVEMENTS - STAGE III	\$4.000	TO BE SUBMITTED FOR DVRPC TRANS. IMPROVEMENT PROGRAM (TIP)					4.000		OPINION OF PROBABLE COSTS REQUIRE FURTHER ANALYSIS AND ARE ONLY FOR DISCUSSION PURPOSES AND NOT FOR ASSESSMENT PURPOSES. GRANT POTENTIAL HAS NOT BEEN ANALYZED.
	CONSTRUCT LANDSCAPED MEDIANS ON COMMERCE, DELAWARE & VIRGINIA	\$0.150						0.150		
	INSTALL PEDESTRIAN LIGHTING ALONG CROSS COUNTY TRAIL & PINETOWN	\$1.000						1.000		
	RE-GRADE HIGHLAND AVENUE APPROACH TO CAMPHILL ROAD	\$0.350						0.350		
	CONSTRUCT ADDITIONAL LOCAL TRAIL CONNECTIONS TO CROSS COUNTY TRAIL	\$0.250						0.250		
	COMPLETE PINE RUN CREEK REVITALIZATION - STAGE II	\$0.750						0.750		
	CAMPHILL ROADWAY RECONSTRUCTION & BRIDGE RECONSTRUCTION*	\$3.250						3.250		
	INSTALL LANDSCAPING ENHANCEMENTS TO OPEN VISTAS	\$0.750						0.750		
PRIORITY 3 PROJECTS OPINION OF PROBABLE COST TOTALS	\$10.500	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$10.500			

\* NOTE - TOTAL COST SHOWN, HOWEVER, DELAWARE DR & CAMPHILL RD RECONSTRUCTION TO WIDEN AND/OR PROVIDE PEDESTRIAN/TRAIL AMENITIES WOULD BE ELIGIBLE FOR ASSESSMENT. REPLACEMENT OF THE STRUCTURES IN-KIND IS THE RESPONSIBILITY OF TOWNSHIP

NON-CAPITAL IMPROVEMENT PROJECTS				
OPERATIONS AND SERVICES	DESCRIPTION	2019 BUDGET	COMMENTS	
		EXECUTIVE DIRECTOR & FINANCE DIRECTOR	0.022	THESE ITEMS ARE INTENDED TO BE AT THE DISCRETION OF THE AUTHORITY AND WOULD BE ASSIGNED COSTS AS SO DIRECTED.
	MUNICIPAL AUTHORITY SOLICITOR SERVICES	0.025		
	MUNICIPAL AUTHORITY ENGINEER SERVICES	0.075		
	MUNICIPAL AUTHORITY ACCOUNTANT SERVICES - AUDIT	0.006		
	OTHER CONSULTANT SERVICES & APPRAISALS	0.053		
	ASSUME MAINTENANCE RESPONSIBILITY OF PINE RUN AND RAPP RUN FLOOD RETARDING STRUCTURES	0.040		
	MISCELLANEOUS ADMIN (SUPPLIES, FEES, RECORDING OF MINUTES, ETC.)	0.004		
	ANNUAL COST TOTAL	0.225		
	DESCRIPTION			
	ENHANCED LEVEL OF SERVICES (ROADS, LIGHTING, TRAILS & TRASH, ETC.)			
	OPERATE SHUTTLE SERVICE TO/FROM SEPTA REGIONAL RAIL STATION			
	DEVELOP LOGO AND POTENTIAL RE-BRANDING CAMPAIGN			
	ESTABLISH FLOWERS, TREES, SHRUBS SPECIES LIST			
	ESTABLISH DESIGN STANDARDS FOR PRIVATE PROPERTY SIGNAGE			
	MARKETING INITIATIVES (SPACE AVAILABILITY, ECONOMIC DEV, ETC.)			
	INSTALL WAYFARER AND/OR TRANSIT SIGNAGE AT SEPTA/SHUTTLE STOPS			
	PERFORM SNOW AND ICE REMOVAL SERVICES ON SIDEWALKS AND TRAILS			



RESOLUTION

NO. MA-19-0009

**A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP  
MUNICIPAL AUTHORITY IMPOSING ANNUAL  
ASSESSMENTS ON REAL PROPERTY WITHIN ITS  
SERVICE AREA.**

**WHEREAS**, the Upper Dublin Township Municipal Authority ("Authority") is authorized by the Municipality Authorities Act, 53 Pa. C.S.A. §§ 5601-5623 ("Act") to impose an assessment on each benefited property within a business improvement district for the purpose of providing for the payment of the expenses of the Authority, and the construction, improvement, repair, maintenance and operation of its facilities and properties, among other permitted purposes;

**WHEREAS**, the Authority adopted a Business Improvement Plan and Budget for 2019 through the adoption of Resolution No. MA-18-0008 and Resolution No. MA-18-0007, respectively, on December 7, 2018;

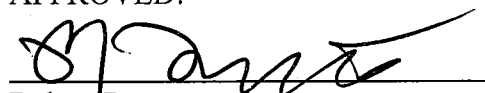
**WHEREAS**, in accordance with provisions of the Act, the Authority has calculated assessments on individual properties by multiplying the total improvement and service cost by the ratio of the 2019 assessed value for real estate tax purposes of the benefited property to the total assessed value of all benefited properties in the Service Area, as reflected by the records of the Montgomery County Board of Assessment Appeals as of January 1, 2019;

**AND WHEREAS**, this method of calculating assessments based on the Montgomery County assessed values of the properties as of January 1, 2019 has been used as specifically authorized by § 5607(d)(27)(i)(A) of the Act, for the purposes of determining reasonable and uniform rates of apportionment, and individual assessments shall not subsequently be adjusted as the result of any tax assessment appeals or settlements which are finalized after January 1, 2019.

**NOW, THEREFORE, BE IT RESOLVED** by the Board, that assessments be imposed upon the properties within the Service Area of the Upper Dublin Township Municipal Authority as set forth in the chart attached hereto at Exhibit "A".

**DULY PASSED** by the Board of Directors of the Upper Dublin Township Municipal Authority this 1st day of February, 2019.

APPROVED:

  
\_\_\_\_\_  
Robert Pesavento  
Chairperson

ATTEST:


  
\_\_\_\_\_  
Michael Markman,  
Secretary

Exhibit "A"

2019 Assessment Property List

Upper Dublin Municipal Authority  
2019 Assessment Spreadsheet

Address	Parcel	Property Assessment	Owner	Attn	Street	City	State	Zip	2019 Assessment	Assessment on Debt	Assessment on Operations	debt service =	330000
101 Bethlehem Pike	54-00-02188-00-8	294,060	Presidential Realty Partners LP	Attn: Td Bank Na Td Canada Trust Lease & Tax Admin	380 Wellington St 10th Fl	London	ONTARIO	NEA 4S4	560.97	333.55	227.42	Operating	225000
105 Bethlehem Pike	54-00-02191-00-5	-	Presidential Realty Partners LP		636 Old York Rd 2nd Fl	Jenkintown	PA	19046	-	-	-	-	-
106 Bethlehem Pike	54-00-02077-00-8	342,360	Murray Goldstein		260 West Baltimore Pike	Media	PA	19062	653.12	380.34	264.78	-	-
115 Bethlehem Pike	54-00-02194-00-2	788,440	INJ Properties LP		115 Bethlehem Pike	Fort Washington	PA	19034	1,504.10	894.33	609.77	-	-
123 Bethlehem Pike	54-00-02187-00-6	85,460	Wispel Family Partnership LTD		1281 Hoffman Road	Ambler	PA	19002	163.03	96.94	66.09	-	-
Camp Hill Road	54-00-03544-00-2	500,950	WFP Pennland Co LP	Attn: D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	955.66	568.23	387.43	-	-
Camp Hill Road	54-00-03601-00-8	398,790	WFP Pennland Co LP	Attn: D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	760.77	452.35	308.42	-	-
585 Camp Hill Road	54-00-03520-00-8	548,250	WFP Pennland Co LP	Attn: D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	1,045.89	621.88	424.01	-	-
1035 Camp Hill Road	54-00-03529-00-8	777,000	Will, Daniel F		1035 Camp Hill Rd	Fort Washington	PA	19034	1,482.27	881.35	600.92	-	-
1035 Camp Hill Road	54-00-03532-00-5	-	Will, Daniel F		1035 Camp Hill Rd	Fort Washington	PA	19034	-	-	-	-	-
1085 Camp Hill Road	54-00-03538-00-8	1,080,000	Mar Thoma Church		2060 Orthodox St	Philadelphia	PA	19124	2,060.30	1,225.04	835.26	-	-
Commerce Drive	54-00-04369-00-5	14,470	WFP Pennland Co LP	Attn: D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	27.60	16.41	11.19	-	-
Commerce Drive	54-00-04393-00-8	1,050	BCW&SA		1275 Almshouse Rd	Warrington	PA	18976	2.00	1.19	0.81	-	-
135 Commerce Drive	54-00-04366-00-8	2,488,600	135 Commerce Inc PA Corp		135 Commerce Dr	Fort Washington	PA	19034	4,747.47	2,822.82	1,924.65	-	-
155 Commerce Drive	54-00-04367-00-7	792,500	FAB Holdings LLC		155 Commerce Dr	Fort Washington	PA	19034	1,511.84	898.93	612.91	-	-
175 Commerce Drive	54-00-04372-00-2	1,248,920	Kornstone LP		175 Commerce Dr	Fort Washington	PA	19034	2,382.55	1,416.65	965.90	-	-
185 Commerce Drive	54-00-04375-00-8	1,963,500	185 Whitemarsh Partners		185 Commerce Dr Ste 1	Fort Washington	PA	19034	3,745.74	2,227.20	1,518.54	-	-
220 Commerce Drive	54-00-04396-00-5	3,380,000	BrookWood Philadelphia LLC	Attn: Brookwood Philadelphia Ii Llc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	6,447.98	3,833.94	2,614.05	-	-
230 Commerce Drive	54-00-04396-10-4	-	BrookWood Philadelphia LLC	Attn: Brookwood Philadelphia Ii Llc Brookwood Financial Partners	72 Cherry Hill Dr	Beverly	MA	01915	-	-	-	-	-
270 Commerce Drive	54-00-04402-00-8	4,428,720	270 Commerce Dr Assoc. LP		270 Commerce Dr Ste 101	Fort Washington	PA	19034	8,448.61	5,023.50	3,425.11	-	-
275 Commerce Drive	54-00-04378-00-5	3,585,910	LSOP 3 PA 6 LLC	Attn: Greenfield Partners Llc	2 Post Rd West	Westport	CT	06880	6,840.80	4,067.50	2,773.30	-	-
285 Commerce Drive	54-00-04381-00-2	3,045,550	Vihar F W LP		285 Commerce Dr	Fort Washington	PA	19034	5,809.96	3,454.57	2,355.39	-	-
290 Commerce Drive	54-00-04405-00-5	826,500	290 Commerce Realty LLC		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,576.70	937.50	639.20	-	-
335 Commerce Drive	54-00-04383-08-1	7,033,000	LSOP 3 PA 2 LLC	Attn: Trumark Financial Credit Union	335 Commerce Dr	Fort Washington	PA	19034	13,416.77	7,977.54	5,439.23	-	-
350 Commerce Drive	54-00-04408-00-2	397,840	Union Electric Contracting Co.		350 Commerce Dr	Fort Washington	PA	19034	758.95	451.27	307.68	-	-
370 Commerce Drive	54-00-04411-00-8	955,400	Endeavor Realty Mgt LLC		370 Commerce Dr Ste 101	Fort Washington	PA	19034	1,822.60	1,083.71	738.89	-	-
375 Commerce Drive	54-00-04384-00-8	14,281,460	LTF Real Estate Company Inc	Attn: Andrea Erickson	2902 Corporate Pl	Chanhassen	MN	55317	27,244.56	16,199.47	11,045.09	-	-
390 Commerce Drive	54-00-04414-00-5	105,590	390 Commerce Realty LLC		270 Commerce Dr Ste 101	Fort Washington	PA	19034	201.43	119.77	81.66	-	-
401 Commerce Drive	54-00-04387-00-5	2,718,000	Harleysville Real Estate Group		401 Commerce Dr Ste 108	Fort Washington	PA	19034	5,185.09	3,083.03	2,102.07	-	-
410 Commerce Drive	54-00-04417-00-2	1,290,300	Harc Group II	Attn: Joann Smith-Guidas	715 Twining Rd Ste 214	Dresher	PA	19025	2,461.49	1,463.59	997.90	-	-
414 Commerce Drive	54-00-04420-00-8	2,471,700	LSOP 3C II LLC	Attn: Greenfield Partners Llc	2 Post Rd West	Westport	CT	06880	4,715.23	2,803.65	1,911.58	-	-
425 Commerce Drive	54-00-04390-00-2	2,280,100	425 Associates LP		425 Commerce Dr Ste 200	Fort Washington	PA	19034	4,349.72	2,586.32	1,763.40	-	-
465 Commerce Drive	54-00-13444-00-2	-	S & R Jay Realty LLC		465 Commerce Dr	Fort Washington	PA	19034	-	-	-	-	-
465 Commerce Drive	54-00-13447-00-8	142,910	S & R Jay Realty LLC		465 Commerce Dr	Fort Washington	PA	19034	272.63	162.10	110.52	-	-
Delaware Avenue	54-00-04624-20-9	196,980	Upper Dublin Township		801 Loch Alsh Ave	Fort Washington	PA	19034	375.78	223.43	152.34	-	-
Delaware Avenue	54-00-04624-01-1	100,000	Upper Dublin Township		801 Loch Alsh Ave	Fort Washington	PA	19034	190.77	113.43	77.34	-	-
420 Delaware Avenue	54-00-04621-00-5	6,744,000	LSOP 3 PA 2 LLC	Attn: Greenfield Partners Llc	2 Post Rd West	Westport	CT	06880	12,865.44	7,649.72	5,215.72	-	-
425 Delaware Avenue	54-00-04618-00-8	688,070	425 Delaware Associates LP		438 Dreshertown Rd	Fort Washington	PA	19034	1,312.62	780.48	532.14	-	-
455 Delaware Avenue	54-00-04625-00-1	387,810	Bucks County Water & Sewer		1275 Almshouse Rd	Warrington	PA	18976	739.82	439.89	299.93	-	-
465 Delaware Avenue	54-00-04624-00-2	304,560	Upper Dublin Township		801 Loch Alsh Ave	Fort Washington	PA	19034	581.01	345.46	235.54	-	-
Dreshertown Road	54-00-05167-01-7	182,300	Upper Dublin Township		801 Loch Alsh Ave	Fort Washington	PA	19034	347.77	206.78	140.99	-	-
Dreshertown Road	54-00-05167-02-6	88,180	Condor Fort Washington Real Est		404 Pennsylvania Ave	Fort Washington	PA	19034	168.22	100.02	68.20	-	-
Dreshertown Road	54-00-05356-00-8	186,780	Allied Concrete & Supply		1752 Limekiln Pike	Dresher	PA	19025	356.32	211.86	144.45	-	-
1401 Dreshertown Road	54-00-05167-00-8	1,451,560	Condor Fort Washington		404 Pennsylvania Ave	Fort Washington	PA	19034	2,769.12	1,646.51	1,122.62	-	-
1422 Dreshertown Road	54-00-05362-00-2	261,740	1400 Dreshertown Road LLC		1233 Haddonfield Berlin Rd	Voorhees	NJ	08043	499.32	296.89	202.43	-	-
1424 Dreshertown Road	54-00-05365-00-8	10,546,800	Dreshertown Plaza LP		1301 Lancaster Ave	Berwyn	PA	19312	20,120.00	11,963.24	8,156.76	-	-
1424 Dreshertown Road	54-00-05368-00-5	102,400	Dresher Care Group LLC		5101 NE 82nd Ave Ste 200	Vancouver	WA	98662	195.35	116.15	79.19	-	-
101 Ft Washington Ave	54-00-06448-00-5	434,870	Virginia M & Jay H. Schnell		1315 N Klondyke Rd	Willcox	AZ	85643	829.60	493.27	336.32	-	-
165 Indiana Avenue	54-00-08788-00-5	659,870	JMJ Properties		1320 E Butler Pike	Ambler	PA	19002	1,258.83	748.49	510.33	-	-
400 Maryland Drive	54-00-11734-03-8	1,601,700	Timoney Knox Hasson & Weand		400 Maryland Dr, PO Box 7544	Fort Washington	PA	19034	3,055.54	1,816.81	1,238.73	-	-
425 Maryland Drive	54-00-11731-00-5	884,190	Donald & June Feith		425 Maryland Dr	Fort Washington	PA	19034	1,686.76	1,002.94	683.82	-	-
455 Maryland Drive	54-00-11734-00-2	2,443,200	455 Properties LP		455 Maryland Dr	Fort Washington	PA	19034	4,660.86	2,771.32	1,889.54	-	-
455 Maryland Drive	54-00-11734-02-9	88,200	455 Properties LP		455 Maryland Dr	Fort Washington	PA	19034	168.28	100.05	68.21	-	-
460 Maryland Drive	54-00-11734-01-1	52,550	North Wales Water Authority		200 W Walnut St, PO Box 1339	North Wales	PA	19454	100.25	59.61	40.84	-	-
465 Maryland Drive	54-00-11737-00-8	1,400,000	CMT Properties LP		P O Box 1011	Fort Washington	PA	19034	2,670.76	1,588.02	1,082.74	-	-
470 Maryland Drive	54-00-11729-00-7	915,000	The McKeon Family LP		470 Maryland Dr	Fort Washington	PA	19034	1,745.53	1,037.89	707.65	-	-
500 Maryland Drive	54-00-11728-00-8	3,002,360	WP Fort Washington LP		500 Maryland Dr	Fort Washington	PA	19034	5,727.56	3,405.58	2,321.99	-	-
270 New Jersey Drive	54-00-12178-00-8	974,380	Amy Gittlin & Michelle Brody		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,858.81	1,105.24	753.57	-	-
275 New Jersey Drive	54-00-12175-00-2	1,642,170	NJD Realty Partnership LP		270 Commerce Dr Ste 101	Fort Washington	PA	19034	3,132.75	1,862.71	1,270.03	-	-
230 New York Drive	54-00-12190-00-5	681,550	Myer Realty Associates LP	Attn: Beemer Precision Inc	230 New York Dr	Fort Washington	PA	19034	1,300.18	773.08	527.10	-	-
235 New York Drive	54-00-12187-00-8	809,320	235 New York Drive LP		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,543.93	918.01	625.92	-	-
240 New York Drive	54-00-12181-00-5	1,728,120	240 New York Avenue Assoc LP		240 New York Dr Ste 1	Fort Washington	PA	19034	3,296.71	1,960.21	1,336.51	-	-
245 New York Drive	54-00-12184-00-2	703,410	Birnhak Realty LP		245 New York Dr	Fort Washington	PA	19034	1,341.89	797.88	544.01	-	-
260 New York Drive	54-00-12193-00-2	967,700	Horsham Real Estate Group LP		401 Commerce Dr Ste 106	Fort Washington	PA	19034	1,846.07	1,097.66	748.41	-	-
1657 N Limekiln Pike	54-00-10282-00-5	91,800	Leslie Wolner Lederhandler		1657 N Limekiln Pike	Dresher	PA	19025	175.13	104.13	71.00	-	-
1708 N Limekiln Pike	54-00-10033-00-2	288,450	Kim Myung Kwan & Yon Sil		1716 Britanny Dr	Maple Glen	PA	19002	550.27	327.19	223.08	-	-
1710 N Limekiln Pike	54-00-10032-00-3	530,810	Wendys Old Fashioned Hamburgers	Attn: Property Tax Dept	One Dave Thomas Blvd	Dublin	OH	43017	1,012.62	602.10	410.52	-	-

Upper Dublin Township Municipal Authority  
2019 Assessment Spreadsheet

Address	Parcel	Property Assessment	Owner	Attn	Street	City	State	Zip	2019 Assessment	Assessment on Debt	Assessment on Operations	debt service =	330000
1711 N Limekiln Pike	54-00-10276-00-2	465,430	Hong Heng Suk and Soon Ki		1009 Chapman Cir	Hatfield	PA	19440	887.89	527.94	359.96		
1713 N Limekiln Pike	54-00-10273-00-5	768,570	PMIG DPNJ LLC	Attn Houtan Mostaghim Petroleum Marketing Group	2359 Research Ct	Woodbridge	VA	22192	1,466.19	871.79	594.40		
2038 S Limekiln Pike	54-00-10270-00-8	374,770	Schmidt, Frederick		1620 Twining Rd, PO Box 67	Dresher	PA	19025	714.94	425.10	289.84		
Office Center Drive	54-00-16380-50-4	-	502 WOC Properties		625 W Ridge Pike Building C - Ste 102	Conshohocken	PA	19428	-	-	-		
Office Center Drive	54-00-12170-00-7	-	AREP Fl Washington LLC	Attn: Artemis Real Estate Partners Llc	887 7th Ave	New York	NY	10106	-	-	-		
Office Center Drive	54-00-12706-01-1	-	G & I VI Office Center LLC	Attn: Lynn Minnid	Po Box 121604	Arlington	TX	76012	-	-	-		
500 Office Center Drive	54-00-12706-00-2	8,294,140	Brook Wood Philadelphia LLC	Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	15,822.63	9,408.05	6,414.58		
501 Office Center Drive	54-00-12709-00-8	9,042,400	Brook Wood Philadelphia LLC	Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	17,250.07	10,256.80	6,993.27		
502 W Office Center Dr	54-00-16380-00-9	2,520,370	Open Library of Pennsylvania LLC		300 Funston Avenue	San Francisco	CA	94118	4,808.08	2,858.86	1,949.22		
600 Office Center Drive	54-00-12710-01-6	9,738,000	ZCA Fort Washington LLC	Attn: Zeke Capital Advisors Ed Antoian	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	18,577.06	11,045.82	7,531.24		
601 Office Center Drive	54-00-12710-02-5	10,955,250	ZCA Fort Washington LLC	Attn: Zeke Capital Advisors Ed Antoian	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	20,899.19	12,426.55	8,472.65		
602 Office Center Drive	54-00-12710-03-4	10,955,250	ZCA Fort Washington LLC	Attn: Zeke Capital Advisors Ed Antoian	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	20,899.19	12,426.55	8,472.65		
469 Pinetown Road	54-00-13441-00-5	156,500	Hermes Tagalidis & Shopa Sandra		1145 Manor Ave	Coatesville	PA	19320	298.55	177.52	121.04		
510 Pinetown Road	54-00-13501-00-8	182,800	510 Pinetown Rd Assocs LP		510 Pinetown Rd	Fort Washington	PA	19034	348.73	207.35	141.38		
520 Pinetown Road	54-00-13498-00-2	206,840	Corstan International LTD		1481 Joel Dr	Ambler	PA	19002	394.59	234.62	159.97		
550 Pinetown Road	54-00-13495-00-5	5,874,000	Vette III Assoc LP		281 Tabor Rd	Ottsville	PA	18942	11,205.76	6,662.88	4,542.87		
575 Pinetown Road	54-00-13423-00-5	992,510	575 Pinetown Road LLC	Attn: Quad Industrial Investments Inc	1518 Walnut St Ste 1700	Philadelphia	PA	19103	1,893.40	1,125.80	767.59		
Summit Avenue	54-00-14467-00-5	39,100	Erik and Jill Hostvedt		PO Box 285	Pipersville	PA	18947	74.59	44.35	30.24		
103 Summit Avenue	54-00-14470-00-2	113,590	Erik and Jill Hostvedt		PO Box 285	Pipersville	PA	18947	216.69	128.85	87.85		
Susquehanna Road	54-00-15058-00-8	105,600	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	201.45	119.78	81.67		
Susquehanna Road	54-00-14848-00-2	101,010	Maverick Realty Associates LP		636 Old York Rd 2nd Fl	Jenkintown	PA	19046	192.70	114.58	78.12		
1601 Susquehanna Road	54-00-15065-00-1	212,600	North Wales Water Authority		200 W Walnut St, PO Box 1339	North Wales	PA	19454	405.57	241.15	164.42		
1668 Susquehanna Road	54-00-14851-00-8	527,100	Maverick Realty Associates LP		636 Old York Rd 2nd Fl	Jenkintown	PA	19046	1,005.54	597.89	407.65		
1668 Susquehanna Road	54-00-14851-01-7	1,515,320	FW Triangle LP	Attn: BET Investments Inc	200 Dryden Rd Ste 200	Dresher	PA	19025	2,890.76	1,718.83	1,171.93		
1704 Susquehanna Road	54-00-14845-00-5	159,900	Marcello Dagostino		501 Madison Ave	Fort Washington	PA	19034	305.04	181.37	123.66		
1760 Susquehanna Road	54-00-14836-00-2	3,112,068	Murwin Property Mgt Partnership		1752 Limekiln Pike	Dresher	PA	19026	5,936.84	3,530.01	2,406.83		
1755 Susquehanna Road	54-00-15052-00-5	709,750	Robert Wooler Co		1755 Susquehanna Rd	Dresher	PA	19025	1,353.98	805.07	548.91		
Virginia Drive	54-00-16372-05-3	-	Virginia Drive LP		301 Oxford Valley Rd Ste 702-A	Morrisville	PA	19067	-	-	-		
Virginia Drive	54-00-16375-11-3	892,230	Upper Dublin Township		801 Loch Alsh Ave	Fort Washington	PA	19034	1,702.10	1,012.06	690.04		
Virginia Drive	54-00-16375-20-3	151,420	Upper Dublin Township		801 Loch Alsh Ave	Fort Washington	PA	19034	288.86	171.76	117.11		
Virginia Drive	54-00-16377-00-3	555,350	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	1,059.43	629.93	429.50		
Virginia Drive	54-00-16402-05-9	1,120	Vette Assoc LP		281 Tabor Rd	Ottsville	PA	18942	2.14	1.27	0.87		
Virginia Drive	54-00-16404-10-2	316,570	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	603.92	359.09	244.83		
430 Virginia Drive	54-00-16372-04-4	220,510	Trueco Group LLC		430 Virginia Dr	Fort Washington	PA	19034	420.66	250.12	170.54		
434 Virginia Drive	54-00-16372-03-5	250,530	Holzhauser Properties LLC		434 Virginia Dr	Fort Washington	PA	19034	477.93	284.18	193.76		
440 Virginia Drive	54-00-16372-02-6	467,280	Two Girls Investments LLC		1437 Barrison Dr	Ambler	PA	19002	891.42	530.04	361.39		
475 Virginia Drive	54-00-16389-00-9	3,138,300	Iris Holding LLC & OJW Holdings LLC	Attn: Intercontinental Development	281 Tabor Rd 1st Fl	Ottsville	PA	18942	5,986.90	3,559.78	2,427.12		
500 Virginia Drive	54-00-16375-00-5	14,000,000	BACM 2007-5-500 Va DR LLC	Attn: C-ll Asset Management	5221 N O'connor Blvd Ste 600	Irving	TX	75039	26,707.62	15,880.21	10,827.42		
500 Virginia Drive	54-00-16375-13-1	836,920	BACM 2007-5-500 Va DR LLC	Attn: C-ll Asset Management	5221 N O'connor Blvd Ste 600	Irving	TX	75039	1,596.58	949.32	647.26		
520 Virginia Drive	54-00-16375-12-2	4,107,200	Upper Dublin Township	Attn Finance Director	801 Loch Alsh Ave	Fort Washington	PA	19034	7,835.25	4,658.80	3,176.45		
525 Virginia Drive	54-00-16390-00-8	792,500	Condor FW Real Estate LLC		404 Pennsylvania Ave	Fort Washington	PA	19034	1,511.84	898.93	612.91		
550 Virginia Drive	54-00-16387-00-2	645,170	550 Virginia Dr LLC	Attn: Rush Gears Inc	550 Virginia Dr	Fort Washington	PA	19034	1,230.78	731.82	498.97		
555 Virginia Drive	54-00-16393-00-5	900,000	Cadmus Journal Services Inc	Attn: Cenveo Corporation	200 First Stamford Pl 2nd Fl	Stamford	CT	06902	1,716.92	1,020.87	696.05		
565 Virginia Drive	54-00-16398-00-2	1,101,950	Peace Valley Christian Ch		1433 Crosby Dr	Fort Washington	PA	19034	2,102.18	1,249.94	852.23		
575 Virginia Drive	54-00-16397-00-1	674,400	Agnew C N Jr Trustee		1450 E Boot Rd Ste 400A	West Chester	PA	19380	1,286.54	764.97	521.57		
580 Virginia Drive	54-00-16375-03-2	2,835,000	Vette Associates II LP		281 Tabor Rd 1st Fl	Ottsville	PA	18942	5,408.29	3,215.74	2,192.55		
1005 Virginia Drive	54-00-04627-00-8	8,305,400	Kulicke and Soffa Industries		1005 Virginia Dr	Fort Washington	PA	19034	15,844.11	9,420.82	6,423.29		
1015 Virginia Drive	54-00-16402-00-5	1,265,000	Vette Assoc LP		281 Tabor Rd	Ottsville	PA	18942	2,413.22	1,434.89	978.33		
1035 Virginia Drive	54-00-16375-10-4	570,600	Vette Assoc II LP		281 Tabor Rd 1st Fl	Ottsville	PA	18942	1,088.53	647.23	441.29		
1050 Virginia Drive	54-00-16376-00-4	2,982,400	Bell Telephone Co of Pa		Po Box 521807	Longwood	FL	32752	5,689.49	3,382.94	2,306.55		
1055 Virginia Drive	54-00-16399-00-8	812,000	Star Maid Group Inc		1055 Virginia Dr	Fort Washington	PA	19034	1,549.04	921.05	627.99		
1075 Virginia Drive	54-00-16404-00-3	1,615,680	1075 Virginia Drive LLC		1416 Cinnamon Cir	Fort Washington	PA	19034	3,082.21	1,832.67	1,249.55		
1100 Virginia Drive	54-00-16378-00-2	42,150,000	LSOP 3 PA I LLC	Attn: Greenfield Partners Llc	2 Post Rd West	Westport	CT	06880	80,409.03	47,810.77	32,598.25		
1125 Virginia Drive	54-00-16404-15-6	3,192,900	ADP Inc	Attn: General Counsel	One Adp Blvd Mailstop 325	Roseland	NJ	07068	6,091.06	3,621.71	2,469.35		
1125 Virginia Drive	54-00-16404-20-1	4,300,370	ADP Inc	Attn: General Counsel	One Adp Blvd Mailstop 325	Roseland	NJ	07068	821.01	488.17	332.84		
1145 Virginia Drive	54-00-16404-26-4	744,180	BT Office Center Dr LP	Attn Rhoda Thomas Wawa Inc Corp Accounting Dept	280 W Baltimore Pike	Wawa	PA	19063	1,419.66	844.12	575.54		
1175 Virginia Drive	54-00-16404-25-5	4,710,050	Fitness International LLC	Attn: Cedar Shopping Center	44 S Bayles Ave Ste 304	Port Washington	NY	11050	8,985.30	5,342.61	3,642.69		
1250 Virginia Drive	54-00-16384-00-5	1,584,440	LSOP 3C II LLC	Attn: Greenfield Partners Llc	2 Post Rd West	Westport	CT	06880	3,022.62	1,797.23	1,225.38		
1300 Virginia Drive	54-00-16385-00-4	5,013,650	Maplewood Virginia LLLP	Attn: Avir Corp-Ex Cen Hooks Ln	6 Reservoir Cir Ste 103	Baltimore	MD	21208	9,564.48	5,686.99	3,877.49		
1301 Virginia Drive	54-00-16386-00-3	3,381,250	Maplewood 1301 LLC		1300 Virginia Dr Ste 205	Fort Washington	PA	19034	6,450.37	3,835.35	2,615.01		
1375 Virginia Drive	54-00-16405-00-2	2,388,450	Robert Heenan & Th Danese		1375 Virginia Dr	Fort Washington	PA	19034	4,556.42	2,709.22	1,847.20		
1401 Virginia Drive	54-00-10279-00-8	168,540	1401 Virginia Dr LLC		6055 Sheff Ln	Fort Washington	PA	19034	321.52	191.18	130.35		
W Pennsylvania Avenue	54-00-13381-00-2	7,700	Anita & Terry L Steen		3201 S 26th St	Philadelphia	PA	19145	14.69	8.73	5.96		
325 W Pennsylvania Ave	54-00-13406-00-4	805,770	Condor Fort Washington Real Estate	C/O Mercedes Benz of Fort Washington	404 Pennsylvania Avenue	Fort Washington	PA	19034	1,537.16	913.99	623.17		
435 W Pennsylvania Ave	54-00-13405-00-5	249,870	Brandenburger/Sheridan James		55 Lynn Ave	Oreland	PA	19075	476.87	283.43	193.25		
437 W Pennsylvania Ave	54-00-13402-00-8	276,980	Brandenburger/Sheridan James		55 Lynn Ave	Oreland	PA	19075	528.39	314.18	214.21		
449 W Pennsylvania Ave	54-00-13396-00-5	305,180	Living Hope Adoption Agency		449 W Pennsylvania Ave	Fort Washington	PA	19034	582.19	346.17	236.02		

Upper Dublin T\_\_\_\_\_l Authority  
2019 Assessment Spreadsheet

Address	Parcel	Property Assessment	Owner	Attn	Street	City	State	Zip	2019 Assessment	Assessment on Debt	Assessment on Operations	debt service =	330000
455 W Pennsylvania Ave	54-00-13393-50-3	2,577,960	455 Office Assoc LP		865 Easton Rd Ste 250	Warrington	PA	18976	4,917.94	2,924.18	1,993.76		
467 W Pennsylvania Ave	54-00-13393-00-8	2,878,890	JRA PA MOB III LLC		1900 Main St Ste 375	Irvine	CA	92614	5,492.02	3,265.53	2,226.50		
471 W Pennsylvania Ave	54-00-13390-00-2	450,740	Elliott/Murray/Andrew Goldstein		471 W Pennsylvania Ave	Fort Washington	PA	19034	859.87	511.27	348.60		
475 W Pennsylvania Ave	54-00-13387-00-5	332,940	475 Pennsylvania Ave FW LLC	Attn: Mmsccj	645 Hamilton St Ste 500	Allentown	PA	18101	635.15	377.65	257.49		
515 W Pennsylvania Ave	54-00-04363-00-2	4,168,550	515 PA Ave LLC		330 Exeter Rd	Haverford	PA	19041	7,952.29	4,728.39	3,223.90		
535 W Pennsylvania Ave	54-00-08791-00-2	1,141,200	535 Penn Investments LLC		1040 Dekalb Pike	Blue Bell	PA	19422	2,177.05	1,294.46	882.59		
		290,928,160							555,000.00	330,000.00	225,000.00		
<b>Properties added for 2019</b>													
1750 Susquehanna Road	54-00-14839-00-2	3,112,060	Murwin Property Mgt Partnership		1752 Lincolnton Pike	Dresher	PA	19025					
100 Bethlehem Pike	54-00-02377-00-8	342,060	Murray Goldstein		269 West Baltimore Pike	Media	PA	19063					
123 Bethlehem Pike	54-00-02197-00-8	85,460	Wilbert Family Partnership LTD		1281 Hoffman Road	Anabier	PA	19002					

**Appendix II – Authorized Official Resolution No. MA-19-0010**

**UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY  
MONTGOMERY COUNTY, PENNSYLVANIA**

Be it RESOLVED, that the Upper Dublin Township Municipal Authority of Montgomery County hereby request a Multimodal Transportation Fund grant of \$2,000,000 from the Commonwealth Financing Authority to be used for Dreshertown Road Cross County Trail Extension.


Be it FURTHER RESOLVED, that the Applicant does hereby designate Paul A. Leonard, Executive Director and Robert Pesavento, Chairperson, as the official(s) to execute all documents and agreements between the Upper Dublin Township Municipal Authority and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Paul A. Leonard, duly qualified Executive Director of the Upper Dublin Township Municipal Authority, Montgomery County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Authority Board at a regular meeting held July 12, 2019 and said Resolution has been recorded in the Minutes of the Upper Dublin Township and remains in effect as of this date.

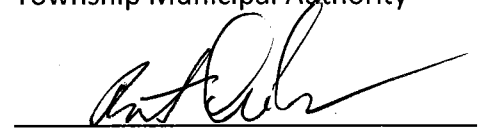
IN WITNESS THEREOF, I affix my hand and attach the seal of the Upper Dublin Township Municipal Authority this 12<sup>th</sup> day of July 20, 2019.

Upper Dublin Township Municipal Authority  
Name of Applicant

Montgomery  
County

  
Paul A. Leonard, Executive Director

Authority Board Upper Dublin  
Township Municipal Authority

  
BY: Bob Danaher, Vice Chairperson



**RESOLUTION NO. MA-19-0011**

**UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION AUTHORIZING THE SUBMISSION OF  
A GRANT APPLICATION FOR THE  
2019 ROUND OF THE COUNTY TRANSPORTATION PROGRAM**

Whereas, Montgomery County has established the County Transportation Program as a competitive funding program to assist municipalities with improving transportation infrastructure throughout the county; and

Whereas, the County is accepting grant applications to fund transportation projects that meet the eligibility requirements for County Fee for Local Use funds, including construction and repair of public roads and bridges, acquisition and maintenance of traffic signs and signals, lane and crosswalk painting and marking, and curb ramps; and

Whereas, DCED/CFA awarded the Fort Washington Cross County Trail and Road Diet – Midsection Project CFA Multimodal Transportation Fund Grants in 2016 and 2017, and

Whereas, DCNR awarded the “Fort Washington” Cross County Trail & Road Diet – Midsection Project a Non-motorized Trails grant in 2018, and

Whereas, DCED awarded the Fort Washington Cross County Trail & Road Diet – Midsection a Greenways, Trails and Recreation Program grant in 2018, and

Whereas, applications and projects must meet all stated requirements within the County Transportation Program Guidebook; and

Whereas, the Upper Dublin Township Municipal Authority wishes to obtain \$500,000 from the 2019 County Transportation Program to assist with the match of local funding commitments for the Fort Washington Road Diet & Cross County Trail – Mid Section Project.

Be it RESOLVED, that the Upper Dublin Township Municipal Authority of Montgomery County hereby request a Montgomery County Transportation Program Grant for 2019 of \$500,000 to be used for the Fort Washington Road Diet & Cross County Trail– Midsection Project.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Paul A. Leonard, Executive Director and Robert Pesavento, Chairperson, as the official(s) to execute all documents and agreements between the Upper Dublin Township Municipal Authority and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

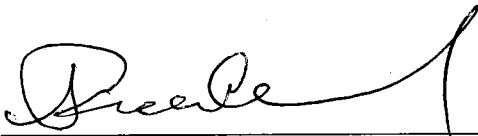
I, Paul A. Leonard, duly qualified Executive Director of the Upper Dublin Township Municipal Authority, Montgomery County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Authority Board at a regular meeting held August 2<sup>nd</sup>, 2019 and said Resolution has been recorded in the Minutes of the Upper Dublin Township and remains in effect as of this date.

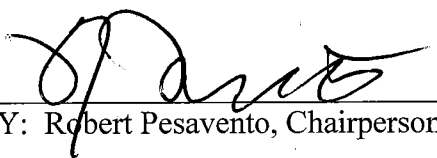
IN WITNESS THEREOF, I affix my hand and attach the seal of the Upper Dublin Township Municipal Authority this 2<sup>nd</sup> day of August, 2019.

Upper Dublin Township Municipal Authority  
Name of Applicant

Montgomery  
County

Authority Board Upper Dublin  
Township Municipal Authority

  
\_\_\_\_\_  
Paul A. Leonard, Executive Director

  
\_\_\_\_\_  
BY: Robert Pesavento, Chairperson

APPENDIX II – AUTHORIZED OFFICIAL RESOLUTION NO.

MA-19-0012

UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY  
MONTGOMERY COUNTY, PENNSYLVANIA

Be It RESOLVED, that the Upper Dublin Township Municipal Authority of Montgomery County hereby request a Multimodal Transportation Fund grant of \$750,000 from the Pennsylvania Department of Transportation to be used for the Fort Washington Cross County Trail & Road Diet-Mid-Section.

Be It FURTHER RESOLVED, that the applicant does hereby designate Robert Pesavento, Chairperson and Paul A. Leonard, Executive Director as officials to execute all documents and agreements between the Upper Dublin Township Municipal Authority and the Pennsylvania Department of Transportation to facilitate and assist in obtaining the requested grant.

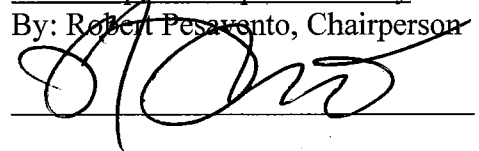
I, Paul A. Leonard, duly qualified Executive Director of the Upper Dublin Township Municipal Authority, Montgomery County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Authority Board at a regular meeting held November 1, 2019 and said Resolution has been recorded in the minutes of the Upper Dublin Township Municipal Authority and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Upper Dublin Township Municipal Authority this 16<sup>th</sup> day of November, 2019.

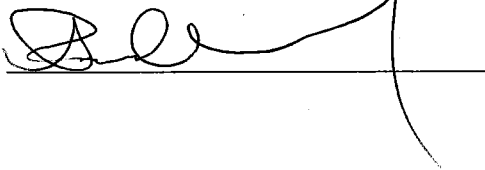
Upper Dublin Township Municipal Authority  
Name of Applicant

Montgomery  
County

Authority Board, Upper Dublin  
Township Municipal Authority  
By: Robert Pesavento, Chairperson



Paul A. Leonard  
Executive Director



**RESOLUTION**

NO. MA-19-0013

**A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2020 AND ENDING DECEMBER 31, 2020; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR BE MADE IN ACCORDANCE WITH SAID BUDGET; AND PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Directors of the Upper Dublin Township Municipal Authority (“Board”) has received the Executive Director’s budget for the fiscal year beginning January 1, 2020 and ending December 31, 2020, attached hereto as Exhibit “A” and incorporated by reference as if set forth in full; and,

**WHEREAS**, the Board desires to authorize the funding of such benefits and projects, as herein provided.

**NOW, THEREFORE, BE IT RESOLVED** by the Board, as follows:

1. For the purpose of providing the funds necessary and proposed to be expended in the budget of the Upper Dublin Township Municipal Authority for the fiscal year beginning January 1, 2020 and ending December 31, 2020, the budget submitted to the Board for its consideration and approval as set forth as Exhibit “A” attached hereto, is hereby approved, and the available resources and revenues of the Authority are hereby appropriated and set aside for the various expenditures, activities and improvements as set forth in said budget. The appropriation shall be strictly applied for the uses and purposes provided for in said budget.
2. The Board hereby appropriates the sum set forth in the attached budget for the payment of the expenditures established in the approved budget for the fiscal year beginning January 1, 2020 and ending December 31, 2020.
3. The expenditures during the fiscal year beginning January 1, 2020 and ending December 31, 2020 shall be made in accordance with the budget approved by this Resolution, unless otherwise authorized by a duly enacted Resolution of the Authority.
4. All budget amendments and transfers of appropriations budgeted from one account or activity to another within any individual activity for the fiscal year 2018-2019 are hereby ratified.
5. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Resolution be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect

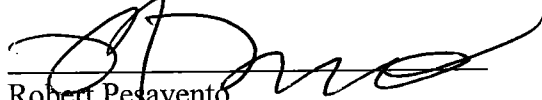
the validity of this Resolution as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional.

6. This Resolution shall take effect from and after its passage as the law provides.

**DULY PASSED** by the Board of Directors of the Upper Dublin Township Municipal Authority

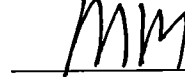
this 6<sup>th</sup> day of December, 2019.

APPROVED:



Robert Pesavento  
Chairperson

ATTEST:



Michael Markman,  
Secretary

Exhibit "A"

**Upper Dublin Township Municipal Authority Draft Operating Budget for 2020**

Beginning Balance	(58,060)	125,891	116,391	127,032
	<b><u>2018 Revenues</u></b>	<b><u>2019 Budgeted Revenues</u></b>	<b><u>2019 Projected Revenues</u></b>	<b><u>2020 Proposed Revenues</u></b>
Assessments	539,201	555,000	554,450	555,000
	539,201	555,000	554,450	555,000
	<b><u>2018 Expenses</u></b>	<b><u>2019 Adopted Budget</u></b>	<b><u>2019 Projected Expenses</u></b>	<b><u>2020 Proposed Budget</u></b>
Salaries	17,775	22,000	20,000	22,000
Legal Fees	28,132	25,000	23,000	25,000
Project engineer	100,023	85,000	115,000	115,000
Maintenance of FRS	30,873	40,000	25,000	35,000
Real estate appraisals		15,000		10,000
Audit fees	2,500	6,000	5,800	6,000
Other consultants	3,189	28,000	23,009	25,000
Administrative support/supplies	1,446	2,000	2,000	2,000
Bond Issuance Fees	30,533			
Miscellaneous		2,000		2,000
Debt Service	140,779	339,500	339,500	339,697
	355,250	564,500	553,309	581,697
<b>Ending Balance</b>	<b>125,891</b>	<b>116,391</b>	<b>127,032</b>	<b>100,335</b>

**Status of Local Funding for Municipal Authority Capital Projects**

<b>Available Funding</b>	
2018 Bond Issue	6,000,000
Interest Income as of 9/30/19	190,759
	<hr/>
<b>Total Available Funds</b>	<b>6,190,759</b>
	<hr/> <hr/>

<b>Funded Projects</b>	<b>Project Cost</b>	<b>Outside Funding</b>	<b>Authority Share</b>
FW Cross County Trail and Road Diet	6,250,000	3,841,000	2,409,000
Zip Ramp	2,600,000	2,438,000	162,000
Cross County Trail Final Segment	1,015,000	750,000	265,000
FW Trail and Road Diet Middle Section	4,600,000	2,100,000	2,500,000
Delaware Avenue Bridge	1,250,000	1,000,000	250,000
Dresher Triangle Early Action Improvements	400,000	250,000	150,000
PA Walkworks Project	30,000	15,000	15,000
	<hr/>	<hr/>	<hr/>
	<b>16,145,000</b>	<b>10,394,000</b>	<b>5,751,000</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

<b>Balance of Capital Funding</b>	<b>439,759</b>
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**RESOLUTION**

NO. MA-19-0014

**A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY APPROVING AND ADOPTING THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY'S 2020 ANNUAL REPORT AND BUSINESS IMPROVEMENT PLAN.**

**WHEREAS**, the Upper Dublin Township Municipal Authority (the "Authority") is a body corporate and politic existing under the laws of the Commonwealth of Pennsylvania pursuant to the Municipality Authorities Act of 1945, as amended (the "Act"), having been duly organized by the Township of Upper Dublin, Montgomery County, Pennsylvania (the "Township"); and

**WHEREAS**, the Authority filed Articles of Incorporation with the Commonwealth of Pennsylvania on October 11, 2016; and

**WHEREAS**, the Articles of Incorporation contain a statement that Upper Dublin Township has retained the right which exists under the Act to approve any plan of the Authority; and

**WHEREAS**, in order to levy an assessment or charge, the Authority must submit a plan for business improvements and administrative services, together with estimated costs and the proposed method of assessments for business improvements and charges for administrative services to Upper Dublin Township; and

**WHEREAS**, the Board of Directors of the Authority believes it is essential to comply with the above requirements that the Upper Dublin Township Municipal Authority's 2020 Annual Report and Business Improvement Plan (the "Plan"), attached hereto as Exhibit A, be adopted.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Directors of the Authority that the Plan attached hereto as Exhibit A is hereby approved and adopted.

**IN WITNESS WHEREOF**, we, the undersigned Authorized Officers, have hereunto set our signatures and affixed the Seal of the UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY, Montgomery County, Pennsylvania.

Dated: December 6, 2019

APPROVED:



Robert Pesavento  
Chairperson

ATTEST:



Michael Markman  
Secretary

**Exhibit A**

December 6, 2019

## **Upper Dublin Township Municipal Authority Business Improvement Plan and Report for 2020 to the Board of Commissioners of Upper Dublin Township**

### **Mission**

The purpose of the Upper Dublin Township Municipal Authority (UDTMA) is to obtain and finance working capital, acquire, hold, construct, improve, maintain and operate, own or lease, either in the capacity of lessor or lessee, projects within the service area of the UDTMA, of the following kind and character:

- (a) Transportation for all defined modes, marketing, transit service and safety improvement utilizing all resources necessary to construct and maintain roadway improvements, bridges, traffic regulation devices, bicycle/pedestrian trails and amenities including but not limited to landscaping/trees, special signage, and street/area lighting.
- (b) Storm water and flood control planning, management and implementation.
- (c) General economic development and marketing for the Fort Washington Office Center Park recently rezoned as the Greater Fort Washington District.

### **Attendance**

The UDTMA held 12 public meetings in 2019 on the first Friday of every month. The January meeting was primarily a re-organization meeting with the appointments of Offices, Directors, Engineer, Solicitor and Open Records Officer. Attendance at the meetings by members was high for the year with Mr. Markman missing one meeting, Mr. Danaher missing one meeting and Mr. Feldman missing several meetings due to a serious illness. In October 2019, with the passing of Mr. Feldman, The Upper Dublin Township Board of Commissioners appointed Glen Griffin as a Municipal Authority director. Attendance by the Executive Director, Finance Director, Solicitor's Office and Engineer was nearly 100% with Mr. Leonard missing one meeting and Mr. Bleemer missing one meeting.

### **Financial Matters**

In 2018, the UDTMA issued \$6,000,000 of guaranteed revenue notes to fund certain capital improvement construction projects identified as Priority One projects on the attached "Exhibit A." To finance the annual debt service on the notes and the UDTMA's operating expenses, an assessment is levied on all properties within the UDTMA service area based upon the assessed value of each property, as determined by the assessment of record in the county assessment office on the date such assessments are levied. In 2019, the UDTMA obtained \$4.142 million in grant funds to finance future projects.

## **Capital Projects**

Construction of the Virginia Drive Cross County Trail - Final Segment project began in September 2019. This is the first of several Priority One projects within the UDTMA jurisdiction funded by the \$6,000,000 revenue notes and through grant funding.

## **Budget**

Funding from the annual assessment also supports the UDTMA's operating costs. Both the Directors and the Board of Commissioners approved the UDTMA's 2019 operating budget and will approve the 2020 operating budget. The UDTMA is projected to have a year-end operating fund balance totaling \$127,000 at December 31, 2019. All revenues and expenditures are subject to an independent CPA audit with a report to be filed with the Township and the State and available to both the Commissioners and the public.

## **Transparency**

All meetings of the UDTMA were open to the public and live broadcast as well as repeat broadcast on the Township's governmental cable channel. There were three Right to Know Law Requests related to the UDTMA during 2019. The UDTMA is committed to not only complying with the Right to Know Law and the Sunshine Law, but communicating with property owners, businesses and employees within the UDTMA area via multiple means through 2020.

## **Municipal Authority Priority List and 2020 Projects**

The Board of Commissioners and any interested parties are advised that the UDTMA works and focuses routinely on the attached priority list, currently dated November 20, 2019. This color-coded spreadsheet shows both the priorities, funding sources and current status of project designed to meet the mission statement at the beginning of this report. The UDTMA welcomes public participation in both their meetings and by comments to them in written format.

The Municipal Authority will continue to foster and support economic development and reinvestment in the Office Park. To that end it plans in 2020 to wrap up a branding project in conjunction with a committee of property owners and the Fort Washington Business Alliance. There will also be some minor landscaping upgrades in the course of 2020 prior to the complete reconstruction of Commerce Drive.

Exhibit A  
Municipal Authority Priority List and 2020 Projects



Greater Fort Washington District Project Priority List  
Upper Dublin Township Municipal Authority

11/20/2019

TOWNSHIP FUNDED CAPITAL IMPROVEMENTS WITHIN THE MUNICIPAL AUTHORITY BOUNDARY									
CONSTRUCTED AND/OR COMMITTED TOWNSHIP PROJECTS	HIGHLIGHTED FIELD INDICATES FINAL PROJECT COST TO BE UPDATED	TOTAL PROJECT COST (Millions)	Grant Funding Awarded (Millions)	Additional PennDOT (Millions)	Developer Contribution (Millions)	Township Obligation (Millions)	Construction Start Date	Construction End Date	Status / Comments
	Description								
	PINE RUN & RAPP RUN FLOOD RETARDING STRUCTURES	\$14.819	11.569			3.250	2013	2015	
	VIRGINIA DRIVE PINE RUN BRIDGES RECONSTRUCTION	\$6.234	3.212	1.218		1.804	06/2016	07/2017	MUNICIPAL RETRO-REIMBURSEMENT PROGRAM
	VIRGINIA DRIVE RAPP RUN CULVERT RECONSTRUCTION	\$1.638	0.400			1.238	03/2017	07/2017	PA DCED GRANTS
	VIRGINIA DRIVE ROAD DIET & TRAIL	\$1.491	1.000			0.491	09/2017	06/2018*	MPMS 104282 - *Punchlist Not Complete
	DRESHER TRIANGLE CONCEPT DESIGN	\$0.062			0.062	0.000	N/A	N/A	
		\$24.244	\$16.181	\$1.218	\$0.062	\$6.783			

CAPITAL IMPROVEMENTS WITHIN THE MUNICIPAL AUTHORITY BOUNDARY									
PRIORITY 1 PROJECTS (0 TO 3 YEARS)	HIGHLIGHTED FIELDS INDICATE GRANT APPLICATION POTENTIAL	OPINION OF PROBABLE COST (Millions)	Committed Project Estimates (Millions)	2015-2018 Awarded (Millions)	2019 Grant Awarded (Millions)	Developer Contribution (Millions)	Municipal Auth Obligation (Millions)	Municipal Auth Committed (Millions)	Status / Comments
	Description								
	FORT WASHINGTON CROSS COUNTY TRAIL & ROAD DIET	\$6.250	6.250	3.541		0.3	2.410	2.410	PENNDOT MTF, PA DCED, PA DCNR, MONTCO
	PA TURNPIKE ZIP RAMP FROM PA 309 INTERCHANGE	\$2.600	2.600	2.038		0.4	0.162	0.162	GRANT AWARDED
	COMPLETE BODENSTEIN CHANNEL REVITALIZATION	\$0.750	0.750				0.750	0.750	
	CROSS COUNTY TRAIL - FINAL SEGMENT	\$1.015	1.015	0.750			0.265	0.265	PENNDOT TAP PROGRAM - MPMS 107179
	DELAWARE DR CROSS COUNTY TRAIL & ROAD DIET - MIDDLE SECTION	\$4.600	4.600	1.600	0.500		2.500	2.500	GRANTS AWARDED - COORD. ONGOING
	DRESHER TOWN RD IMPROVEMENTS - PHASE 1 DESIGN	\$0.400	0.400		0.250		0.150	0.150	DVRPC Phase VII
	EVALUATE VIRGINIA DRIVE & CAMP HILL ROAD INTERSECTION	\$0.075					0.075		
	DELAWARE DRIVE BRIDGE SUPERSTRUCTURE REPLACEMENT & REPAIRS	\$1.250	1.250	1.000			0.250	0.250	MUNICIPAL RETRO-REIMBURSEMENT PROGRAM
	CONSTRUCT LOCAL TRAIL CONNECTIONS TO CROSS COUNTY TRAIL	\$0.250		0.015			0.235		PA WalkWorks
	PRIORITY 1 PROJECTS OPINION OF PROBABLE COST TOTALS	\$17.190	\$16.865	\$8.944	\$0.750	\$0.700	\$6.797	\$6.487	
PRIORITY 2 PROJECTS (3 TO 6 YEARS)	COMPLETION OF VIRGINIA DRIVE INTERCHANGE PRELIM. ENG.	\$1.600					1.600		2019 CMAQ (\$1.892M) & CFA MTF (\$1.5M)
	COMPLETION OF VIRGINIA DRIVE INTERCHANGE LAND ACQUISITION	\$1.500					1.500		
	DRESHER TOWN RD IMPROVEMENTS - PHASE I CONSTR.	\$4.250	4.250		3.392		0.858	0.858	
	CONSTRUCT LOCAL TRAIL CONNECTIONS TO CROSS COUNTY TRAIL	\$0.250					0.250		
	CONSTRUCT A LINEAR PARK ALONG CROSS COUNTY TRAIL	\$4.300					4.300		
	CONSTRUCT PINETOWN ROAD BOULEVARD WITH LANDSCAPED MEDIAN	\$1.800					1.800		
	GATEWAY ENTRANCE ENHANCEMENTS	\$0.250					0.250		
	PERFORM WARRANT ANALYSIS FOR PINETOWN & HIGHLAND	\$0.025					0.025		
	COMPLETE RAPP RUN CREEK REVITALIZATION	\$0.750					0.750		
	COMPLETE PINE RUN CREEK REVITALIZATION - STAGE I	\$0.500					0.500		
NEW JERSEY, NEW YORK & MARYLAND ROADWAY RECONSTRUCTIONS	\$2.750					2.750		OPINION OF PROBABLE COSTS REQUIRE FURTHER ANALYSIS AND ARE ONLY FOR DISCUSSION PURPOSES AND NOT FOR ASSESSMENT PURPOSES. GRANT POTENTIAL HAS NOT BEEN ANALYZED.	
	PRIORITY 2 PROJECTS OPINION OF PROBABLE COST TOTALS	\$17.975	\$4.250	\$0.000	\$3.392	\$0.000	\$14.583	\$0.858	
PRIORITY 3 PROJECTS (OVER 6 YEARS)	DRESHER TRIANGLE ROADWAY IMPROVEMENTS - STAGE III	\$4.000					4.000		OPINION OF PROBABLE COSTS REQUIRE FURTHER ANALYSIS AND ARE ONLY FOR DISCUSSION PURPOSES AND NOT FOR ASSESSMENT PURPOSES. GRANT POTENTIAL HAS NOT BEEN ANALYZED.
	CONSTRUCT LANDSCAPED MEDIANS ON COMMERCE, DELAWARE & VIRGINIA	\$0.150					0.150		
	INSTALL PEDESTRIAN LIGHTING ALONG CROSS COUNTY TRAIL & PINETOWN	\$1.000					1.000		
	RE-GRADE HIGHLAND AVENUE APPROACH TO CAMP HILL ROAD	\$0.350					0.350		
	CONSTRUCT ADDITIONAL LOCAL TRAIL CONNECTIONS TO CROSS COUNTY TRAIL	\$0.250					0.250		
	COMPLETE PINE RUN CREEK REVITALIZATION - STAGE II	\$0.750					0.750		
	CAMP HILL ROADWAY RECONSTRUCTION & BRIDGE RECONSTRUCTION*	\$3.250					3.250		
INSTALL LANDSCAPING ENHANCEMENTS TO OPEN VISTAS	\$0.750					0.750			
	PRIORITY 3 PROJECTS OPINION OF PROBABLE COST TOTALS	\$10.500	\$0.000	\$0.000	\$0.000	\$0.000	\$10.500		

\* NOTE - TOTAL COST SHOWN, HOWEVER, DELAWARE DR & CAMP HILL RD RECONSTRUCTION TO WIDEN AND/OR PROVIDE PEDESTRIAN/TRAIL AMENITIES WOULD BE ELIGIBLE FOR ASSESSMENT. REPLACEMENT OF THE STRUCTURES IN-KIND IS THE RESPONSIBILITY OF TOWNSHIP

NON-CAPITAL IMPROVEMENT PROJECTS			
OPERATIONS AND SERVICES	DESCRIPTION	2019 BUDGET	COMMENTS
		EXECUTIVE DIRECTOR & FINANCE DIRECTOR	0.022
	MUNICIPAL AUTHORITY SOLICITOR SERVICES	0.025	
	MUNICIPAL AUTHORITY ENGINEER SERVICES	0.075	
	MUNICIPAL AUTHORITY ACCOUNTANT SERVICES - AUDIT	0.006	
	OTHER CONSULTANT SERVICES & APPRAISALS	0.053	
	ASSUME MAINTENANCE RESPONSIBILITY OF PINE RUN AND RAPP RUN FLOOD RETARDING STRUCTURES	0.040	
	MISCELLANEOUS ADMIN (SUPPLIES, FEES, RECORDING OF MINUTES, ETC.)	0.004	
	ANNUAL COST TOTAL	0.225	
	ENHANCED LEVEL OF SERVICES (ROADS, LIGHTING, TRAILS & TRASH, ETC.)		
	OPERATE SHUTTLE SERVICE TO/FROM SEPTA REGIONAL RAIL STATION		
	DEVELOP LOGO AND POTENTIAL RE-BRANDING CAMPAIGN		
	ESTABLISH FLOWERS, TREES, SHRUBS SPECIES LIST		
	ESTABLISH DESIGN STANDARDS FOR PRIVATE PROPERTY SIGNAGE		
	MARKETING INITIATIVES (SPACE AVAILABILITY, ECONOMIC DEV, ETC.)		
	INSTALL WAYFARER AND/OR TRANSIT SIGNAGE AT SEPTA/SHUTTLE STOPS		
	PERFORM SNOW AND ICE REMOVAL SERVICES ON SIDEWALKS AND TRAILS		

RESOLUTION No. MA-19-0015

Upper Dublin Township Municipal Authority  
Montgomery County, Pennsylvania

RESOLUTION OF THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY  
APPOINTING A PROFESSIONAL ENGINEER

**WHEREAS**, the Upper Dublin Township Municipal Authority (“Municipal Authority”) desires to appoint a Professional Engineer; and

**WHEREAS**, in order to be eligible for Federal, State, and County funding, the Municipal Authority adopted policies and procedures for consultant selection compliant with the Pennsylvania Department of Transportation Publication 93, Chapter 7; and

**WHEREAS**, the Municipal Authority advertised a request for statements of interest for the position of Municipal Authority Engineer in conformity with its policies and procedures for consultant selection; and

**WHEREAS**, an ad hoc committee of the Municipal Authority reviewed the responses to the request for statements of interest and determined that Boles, Smyth Associates, Inc. was the most qualified firm for the position of Municipal Authority Engineer; and

**WHEREAS**, the ad hoc committee has recommended to the Municipal Authority Board that it appoint Jack Smyth, Jr., P.E. and Boles, Smyth Associates, Inc. for the position of Municipal Authority Engineer for a period not to exceed five (5) years; and

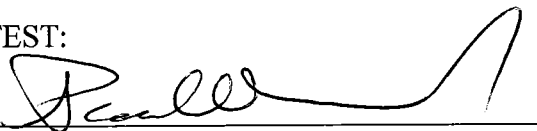
**WHEREAS**, Boles, Smyth Associates, Inc. submitted a list of rates for personnel that may be working on Municipal Authority projects, which list of rates is attached to this Resolution as Exhibit “A”.

**BE IT RESOLVED**, by authority of the Board of Directors of the Upper Dublin Township Municipal Authority, Montgomery County, Pennsylvania, Jack Smyth, Jr., P.E. and the firm of Boles, Smyth Associates, Inc. is appointed Municipal Authority Engineer for a period not to exceed five (5) years, terminable at will, and subject to the list of rates attached to this Resolution as Exhibit “A.”

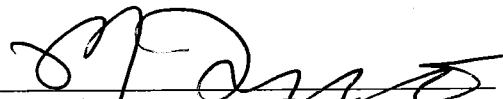
Upper Dublin Township Municipal Authority

ATTEST:

By:

  
Paul A. Leonard, Executive Director

By:

  
Robert Pesavento, President

Date:

December 6, 2019



Exhibit "A"

BOLES, SMYTH ASSOCIATES, INC.

SCHEDULE OF FEES

UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY ENGINEER

December 5, 2019 through December 31, 2020

Hourly Billing Agreement

Hours are billed for each category of employee for each hour worked on the project assignment at the following rates:

1.	Principals	\$145.00
2.	Project Manager/ Trans. Specialists	\$122.50
3.	Civil Engineer/Designer	\$ 94.50
4.	Engineering Technician	\$ 81.50
5.	Engineering Intern	\$ 35.00

Reimbursement for all direct non-salary expenses and support firm expenses are at actual net cost.

**RESOLUTION**

**NO. MA-20-0016**

**A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY IMPOSING ANNUAL ASSESSMENTS ON REAL PROPERTY WITHIN ITS SERVICE AREA.**

**WHEREAS**, the Upper Dublin Township Municipal Authority (“Authority”) is authorized by the Municipality Authorities Act, 53 Pa. C.S.A. §§ 5601-5623 (“Act”) to impose an assessment on each benefited property within a business improvement district for the purpose of providing for the payment of the expenses of the Authority, and the construction, improvement, repair, maintenance and operation of its facilities and properties, among other permitted purposes;

**WHEREAS**, the Authority adopted a Business Improvement Plan and Budget for 2020 through the adoption of Resolution No. MA-19-0014 and Resolution No. MA-19-0013, respectively, on December 6, 2019;

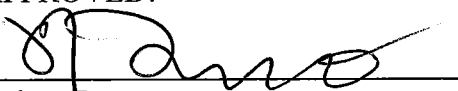
**WHEREAS**, in accordance with provisions of the Act, the Authority has calculated assessments on individual properties by multiplying the total improvement and service cost by the ratio of the 2020 assessed value for real estate tax purposes of the benefited property to the total assessed value of all benefited properties in the Service Area, as reflected by the records of the Montgomery County Board of Assessment Appeals as of January 1, 2020;

**AND WHEREAS**, this method of calculating assessments based on the Montgomery County assessed values of the properties as of January 1, 2020 has been used as specifically authorized by § 5607(d)(27)(i)(A) of the Act, for the purposes of determining reasonable and uniform rates of apportionment, and individual assessments shall not subsequently be adjusted as the result of any tax assessment appeals or settlements which are finalized after January 1, 2020.

**NOW, THEREFORE, BE IT RESOLVED** by the Board, that assessments be imposed upon the properties within the Service Area of the Upper Dublin Township Municipal Authority as set forth in the chart attached hereto at Exhibit “A”.

**DULY PASSED** by the Board of Directors of the Upper Dublin Township Municipal Authority this 7th day of February, 2020.

APPROVED:

  
\_\_\_\_\_  
Robert Pesavento  
Chairperson

ATTEST:

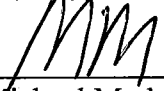
  
\_\_\_\_\_  
Michael Markman,  
Secretary

Exhibit "A"

2020 Assessment Property List

**Upper Dublin Township Municipal Authority  
2020 Assessments**

Address	City	State	Zip	Parcel	Property Assessment	Owner	Attn	Street	City	State	Zip	2020 Assessment
101 Bethlehem Pike	Fort Washington	PA	19034	54-00-02188-00-8	284,060	Presidential Realty Partners LP	Attn Td Bank Na Td Canada Trust Lease & Tax Admin	380 Wellington St 10th Fl	London	ONTARIO	N6A 4S4	561.04
105 Bethlehem Pike	Fort Washington	PA	19034	54-00-02191-00-5	-	Presidential Realty Partners LP		636 Old York Rd 2nd Fl	Jenkintown	PA	19046	-
106 Bethlehem Pike	Fort Washington	PA	19034	54-00-02377-00-8	342,360	Murray Goldstein		260 West Baltimore Pike	Media	PA	19063	653.19
115 Bethlehem Pike	Fort Washington	PA	19034	54-00-02194-00-2	788,440	INJ Properties LP		115 Bethlehem Pike	Fort Washington	PA	19034	1,504.27
123 Bethlehem Pike	Fort Washington	PA	19034	54-00-02197-00-8	85,460	Wilbert Family Partnership LTD		1281 Hoffman Road	Ambler	PA	19002	163.05
Camp Hill Road	Fort Washington	PA	19034	54-00-03544-00-2	500,950	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	955.77
Camp Hill Road	Fort Washington	PA	19034	54-00-03801-00-8	398,780	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	760.86
585 Camp Hill Road	Fort Washington	PA	19034	54-00-03520-00-8	548,250	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	1,046.01
1035 Camp Hill Road	Fort Washington	PA	19034	54-00-03529-00-8	777,000	Will, Daniel F		1035 Camp Hill Rd	Fort Washington	PA	19034	1,482.45
1035 Camp Hill Road	Fort Washington	PA	19034	54-00-03532-00-5	-	Will, Daniel F		1035 Camp Hill Rd	Fort Washington	PA	19034	-
1085 Camp Hill Road	Fort Washington	PA	19034	54-00-03538-00-8	1,080,000	Mar Thoma Church		1085 Camp Hill Rd	Fort Washington	PA	19034	2,060.54
Commerce Drive	Fort Washington	PA	19034	54-00-04369-00-5	14,470	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	27.61
Commerce Drive	Fort Washington	PA	19034	54-00-04393-00-8	1,050	BCW&SA		1275 Almshouse Rd	Warrington	PA	18976	2.00
135 Commerce Drive	Fort Washington	PA	19034	54-00-04366-00-8	2,488,600	135 Commerce Inc PA Corp		135 Commerce Dr	Fort Washington	PA	19034	4,748.03
155 Commerce Drive	Fort Washington	PA	19034	54-00-04367-00-7	792,500	FAB Holdings LLC		155 Commerce Dr	Fort Washington	PA	19034	1,512.02
175 Commerce Drive	Fort Washington	PA	19034	54-00-04372-00-2	1,248,920	Kornstone LP		175 Commerce Dr	Fort Washington	PA	19034	2,382.83
185 Commerce Drive	Fort Washington	PA	19034	54-00-04375-00-8	1,963,500	185 Whitmarsh Partners		185 Commerce Dr Ste 1	Fort Washington	PA	19034	3,746.18
220 Commerce Drive	Fort Washington	PA	19034	54-00-04396-00-5	3,380,000	BrookWood Philadelphia LLC	Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	6,448.74
230 Commerce Drive	Fort Washington	PA	19034	54-00-04396-10-4	-	BrookWood Philadelphia LLC	Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners	72 Cherry Hill Dr	Beverly	MA	01915	-
270 Commerce Drive	Fort Washington	PA	19034	54-00-04402-00-8	4,428,720	270 Commerce Dr Assoc. LP		270 Commerce Dr Ste 101	Fort Washington	PA	19034	8,449.61
275 Commerce Drive	Fort Washington	PA	19034	54-00-04378-00-5	3,585,910	LSOP 3 PA 6 LLC	Attn: Greenfield Partners Llc	2 Post Rd West	Westport	CT	06880	6,841.60
285 Commerce Drive	Fort Washington	PA	19034	54-00-04381-00-2	3,945,550	Vihar F W LP		285 Commerce Dr	Fort Washington	PA	19034	5,810.64
290 Commerce Drive	Fort Washington	PA	19034	54-00-04405-00-5	826,500	290 Commerce Realty LLC		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,576.89
335 Commerce Drive	Fort Washington	PA	19034	54-00-04383-08-1	7,033,000	LSOP 3 PA 2 LLC	Attn:Trumark Financial Credit Union	335 Commerce Dr	Fort Washington	PA	19034	13,418.34
350 Commerce Drive	Fort Washington	PA	19034	54-00-04408-00-2	397,840	Union Electric Contracting Co.		350 Commerce Dr	Fort Washington	PA	19034	759.04
370 Commerce Drive	Fort Washington	PA	19034	54-00-04411-00-8	956,400	Commerce Drive Realty LLC		333 E City Ave Ste 603	Bala Cynwyd	PA	19004	1,822.82
375 Commerce Drive	Fort Washington	PA	19034	54-00-04384-00-8	14,281,460	LTF Real Estate Company Inc	Attn Andrea Erickson	2902 Corporate Pl	Chanhausen	MN	55317	27,247.77
390 Commerce Drive	Fort Washington	PA	19034	54-00-04414-00-5	105,590	390 Commerce Realty LLC		270 Commerce Dr Ste 101	Fort Washington	PA	19034	201.46
401 Commerce Drive	Fort Washington	PA	19034	54-00-04387-00-5	2,718,000	Harleysville Real Estate Group		401 Commerce Dr Ste 108	Fort Washington	PA	19034	5,185.70
410 Commerce Drive	Fort Washington	PA	19034	54-00-04417-00-2	1,290,300	Harc Group II	Attn Joann Smith-Guidas	715 Twining Rd Ste 214	Dresher	PA	19025	2,461.78
414 Commerce Drive	Fort Washington	PA	19034	54-00-04420-00-8	2,471,700	414 Commerce Realty LLC		5205 Millia Hill Road STE 200	Plymouth Meeting	PA	19462	4,715.79
425 Commerce Drive	Fort Washington	PA	19034	54-00-04390-00-2	2,280,100	425 Associates LP		425 Commerce Dr Ste 200	Fort Washington	PA	19034	4,350.23
465 Commerce Drive	Fort Washington	PA	19034	54-00-13444-00-2	-	S & R Jay Realty LLC		465 Commerce Dr	Fort Washington	PA	19034	-
465 Commerce Drive	Fort Washington	PA	19034	54-00-13447-00-8	142,910	S & R Jay Realty LLC		465 Commerce Dr	Fort Washington	PA	19034	272.66
Delaware Avenue	Fort Washington	PA	19034	54-00-04624-01-1	100,000	Upper Dublin Township		801 Loch Alsh Ave	Fort Washington	PA	19034	190.79
Delaware Avenue	Fort Washington	PA	19034	54-00-04624-20-9	198,980	Upper Dublin Township		801 Loch Alsh Ave	Fort Washington	PA	19034	375.62
420 Delaware Avenue	Fort Washington	PA	19034	54-00-04621-00-5	6,744,000	ACTS Management Services Inc		375 Morris Road	West Point	PA	19486	12,866.95
425 Delaware Avenue	Fort Washington	PA	19034	54-00-04618-00-8	688,070	425 Delaware Associates LP		438 Dreshertown Rd	Fort Washington	PA	19034	1,312.78
455 Delaware Avenue	Fort Washington	PA	19034	54-00-04625-00-1	387,810	Bucks County Water & Sewer		1275 Almshouse Rd	Warrington	PA	18976	739.91
465 Delaware Avenue	Fort Washington	PA	19034	54-00-04624-00-2	304,560	Upper Dublin Township		801 Loch Alsh Ave	Fort Washington	PA	19034	581.07
Dreshertown Road	Dresher	PA	10925	54-00-05167-01-7	182,300	Upper Dublin Township		801 Loch Alsh Ave	Fort Washington	PA	19034	347.81
Dreshertown Road	Dresher	PA	19025	54-00-05167-02-6	88,180	Condor Fort Washington Real Est		404 Pennsylvania Ave	Fort Washington	PA	19034	168.24
Dreshertown Road	Fort Washington	PA	19034	54-00-05358-00-8	186,780	Allied Concrete & Supply		1752 Limekiln Pike	Dresher	PA	19025	356.36
1401 Dreshertown Road	Dresher	PA	19025	54-00-05167-00-8	1,451,580	Condor Fort Washington		404 Pennsylvania Ave	Fort Washington	PA	19034	2,769.45
1422 Dreshertown Road	Dresher	PA	19025	54-00-05362-00-2	261,740	1400 Dreshertown Road LLC		1233 Hadonfield Berlin Rd	Voorhees	NJ	08043	499.38
1424 Dreshertown Road	Dresher	PA	19025	54-00-05368-00-5	102,400	Dresher Care Group LLC		5101 NE 82nd Ave Ste 200	Vancouver	WA	98662	195.37
101 Ft Washington Ave	Fort Washington	PA	19034	54-00-06448-00-5	434,870	Virginia M & Jay H. Schnell		1315 N Kiondyke Rd	Willcox	AZ	85643	829.69
165 Indiana Avenue	Fort Washington	PA	19034	54-00-08788-00-5	659,870	JMJ Properties		1320 E Butler Pike	Ambler	PA	19002	1,258.97
400 Maryland Drive	Fort Washington	PA	19034	54-00-11734-03-8	1,601,700	Timoney Knox Hasson & Weand		400 Maryland Dr, PO Box 7544	Fort Washington	PA	19034	3,055.90
425 Maryland Drive	Fort Washington	PA	19034	54-00-11731-00-5	884,190	Donald & June Feith		425 Maryland Dr	Fort Washington	PA	19034	1,686.96
455 Maryland Drive	Fort Washington	PA	19034	54-00-11734-00-2	2,443,200	455 Properties LP		455 Maryland Dr	Fort Washington	PA	19034	4,661.41
455 Maryland Drive	Fort Washington	PA	19034	54-00-11734-02-9	88,200	455 Properties LP		455 Maryland Dr	Fort Washington	PA	19034	168.28
460 Maryland Drive	Fort Washington	PA	19034	54-00-11734-01-1	52,550	North Wales Water Authority		200 W Walnut St, PO Box 1339	North Wales	PA	19454	100.26

**Upper Dublin Township Municipal Authority  
2020 Assessments**

465 Maryland Drive	Fort Washington	PA	19034	54-00-11737-00-8	1,400,000	CMT Properties LP		P O Box 1011	Fort Washington	PA	19034	2,671.08
470 Maryland Drive	Fort Washington	PA	19034	54-00-11729-00-7	915,000	The McKeon Family LP		470 Maryland Dr	Fort Washington	PA	19034	1,745.74
500 Maryland Drive	Fort Washington	PA	19034	54-00-11728-00-8	3,002,360	WP Fort Washington LP		500 Maryland Dr	Fort Washington	PA	19034	5,728.24
270 New Jersey Drive	Fort Washington	PA	19034	54-00-12178-00-8	974,380	Amy Gitlin & Michelle Brody		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,859.03
275 New Jersey Drive	Fort Washington	PA	19034	54-00-12175-00-2	1,642,170	NJD Realty Partnership LP		270 Commerce Dr Ste 101	Fort Washington	PA	19034	3,133.12
230 New York Drive	Fort Washington	PA	19034	54-00-12190-00-5	681,550	Myer Realty Associates LP	Attn: Beemer Precision Inc	230 New York Dr	Fort Washington	PA	19034	1,300.34
235 New York Drive	Fort Washington	PA	19034	54-00-12187-00-8	809,320	235 New York Drive LP		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,544.11
240 New York Drive	Fort Washington	PA	19034	54-00-12181-00-5	1,728,120	240 New York Avenue Assoc LP		240 New York Dr Ste 1	Fort Washington	PA	19034	3,297.10
245 New York Drive	Fort Washington	PA	19034	54-00-12184-00-2	703,410	Birnhak Realty LP		245 New York Dr	Fort Washington	PA	19034	1,342.04
260 New York Drive	Fort Washington	PA	19034	54-00-12193-00-2	967,700	Horsham Real Estate Group LP		401 Commerce Dr Ste 106	Fort Washington	PA	19034	1,846.29
1650 N Limekiln Pike	Dresher	PA	19025	54-00-05365-00-8	10,546,800	Dreshertown Plaza LP		1301 Lancaster Ave	Berwyn	PA	19312	20,122.36
1657 N Limekiln Pike	Dresher	PA	19025	54-00-10282-00-5	91,800	Leslie Wolner Lederhandler		1657 N Limekiln Pike	Dresher	PA	19025	175.15
1708 N Limekiln Pike	Dresher	PA	19025	54-00-10033-00-2	235,850	Kim Myung Kwan & Yon Sil		1716 Brittany Dr	Maple Glen	PA	19002	449.98
1710 N Limekiln Pike	Dresher	PA	19025	54-00-10032-00-3	530,810	Wendys Old Fashioned Hamburgers	Attn: Property Tax Dept	One Dave Thomas Blvd	Dublin	OH	43017	1,012.74
1711 N Limekiln Pike	Dresher	PA	19025	54-00-10278-00-2	465,430	Hong Heng Suk and Soon Ki		1009 Chapman Cir	Hatfield	PA	19440	888.00
1713 N Limekiln Pike	Dresher	PA	19025	54-00-10273-00-5	768,570	PMIG DPNJ LLC	Attn: Houtan Mostaghim Petroleum Marketing Group	2359 Research Ct	Woodbridge	VA	22192	1,466.36
2038 S Limekiln Pike	Fort Washington	PA	19034	54-00-10270-00-8	374,770	Schmidt, Frederick		1820 Twining Rd, PO Box 67	Dresher	PA	19025	715.03
Office Center Drive	Fort Washington	PA	19034	54-00-16380-50-4	-	502 WOC Properties		625 W Ridge Pike Building C - Ste 102	Conshohocken	PA	19428	-
Office Center Drive	Fort Washington	PA	19034	54-00-12710-00-7	-	AREP Ft Washington LLC	Attn: Artemis Real Estate Partners Llc	887 7th Ave	New York	NY	10106	-
Office Center Drive	Fort Washington	PA	19034	54-00-12706-01-1	-	G & I VI Office Center LLC	Attn: Lynn Minnici	Po Box 121604	Arlington	TX	76012	-
500 Office Center Drive	Fort Washington	PA	19034	54-00-12706-00-2	8,294,140	Brook Wood Philadelphia LLC	Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	15,824.49
501 Office Center Drive	Fort Washington	PA	19034	54-00-12709-00-8	9,042,400	Brook Wood Philadelphia LLC	Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	17,252.10
502 W Office Center Dr	Fort Washington	PA	19034	54-00-16380-00-9	2,520,370	Open Library of Pennsylvania LLC		300 Funston Avenue	San Francisco	CA	94118	4,808.84
600 Office Center Drive	Fort Washington	PA	19034	54-00-12710-01-6	9,738,000	ZCA Fort Washington LLC	Attn: Zeke Capital Advisors Ed Antolan	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	18,579.25
601 Office Center Drive	Fort Washington	PA	19034	54-00-12710-02-5	10,955,250	ZCA Fort Washington LLC	Attn: Zeke Capital Advisors Ed Antolan	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	20,901.65
602 Office Center Drive	Fort Washington	PA	19034	54-00-12710-03-4	10,955,250	ZCA Fort Washington LLC	Attn: Zeke Capital Advisors Ed Antolan	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	20,901.65
469 Pinetown Road	Fort Washington	PA	19034	54-00-13441-00-5	156,500	Hermes Tagalidis & Shopa Sandra		1145 Manor Ave	Coatesville	PA	19320	298.59
510 Pinetown Road	Fort Washington	PA	19034	54-00-13501-00-8	182,800	510 Pinetown Rd Assocs LP		510 Pinetown Rd	Fort Washington	PA	19034	348.77
520 Pinetown Road	Fort Washington	PA	19034	54-00-13498-00-2	208,840	Corstan International LTD		1481 Joel Dr	Ambler	PA	19002	394.63
550 Pinetown Road	Fort Washington	PA	19034	54-00-13495-00-5	5,874,000	Vette III Assoc LP		281 Tabor Rd	Ottsville	PA	18942	11,207.07
575 Pinetown Road	Fort Washington	PA	19034	54-00-13423-00-5	992,510	575 Pinetown Road LLC	Attn: Quad Industrial Investments Inc	1518 Walnut St Ste 1700	Philadelphia	PA	19103	1,893.62
Summit Avenue	Fort Washington	PA	19034	54-00-14467-00-5	39,100	Penn Crest Properties LLC		406 Mantoloking Road	Brick	NJ	08723	74.60
103 Summit Avenue	Fort Washington	PA	19034	54-00-14470-00-2	113,590	Penn Crest Properties LLC		406 Mantoloking Road	Brick	NJ	08723	216.72
Susquehanna Road	Fort Washington	PA	19034	54-00-15058-00-8	105,600	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	201.48
Susquehanna Road	Fort Washington	PA	19034	54-00-14848-00-2	101,010	Maverick Realty Associates LP		636 Old York Rd 2nd Fl	Jenkintown	PA	19046	192.72
Susquehanna Road	Fort Washington	PA	19034	54-00-14851-03-5	197,540	FW Triangle LP	Attn: BET Investments Inc	200 Dryden Rd Ste 200	Dresher	PA	19025	376.89
Susquehanna Road	Fort Washington	PA	19034	54-00-14851-04-4	813,500	FW Triangle LP	Attn: BET Investments Inc	200 Dryden Rd Ste 200	Dresher	PA	19025	1,742.88
Susquehanna Road	Fort Washington	PA	19034	54-00-14851-05-3	422,670	FW Triangle LP	Attn: BET Investments Inc	200 Dryden Rd Ste 200	Dresher	PA	19025	806.42
1601 Susquehanna Road	Fort Washington	PA	19034	54-00-15065-00-1	212,500	North Wales Water Authority		200 W Walnut St, PO Box 1339	North Wales	PA	19454	405.62
1668 Susquehanna Road	Dresher	PA	19025	54-00-14851-00-8	527,100	Maverick Realty Associates LP		636 Old York Rd 2nd Fl	Jenkintown	PA	19046	1,005.86
1704 Susquehanna Road	Dresher	PA	19025	54-00-14845-00-5	158,900	Marcello Dagostino		501 Madison Ave	Fort Washington	PA	19034	305.08
1750 Susquehanna Road	Dresher	PA	19025	54-00-14839-00-2	3,112,060	Murwin Property Mgt Partnership		1752 Limekiln Pike	Dresher	PA	19025	5,937.54
1755 Susquehanna Road	Dresher	PA	19025	54-00-15052-00-5	709,750	Robert Wooler Co		1755 Susquehanna Rd	Dresher	PA	19025	1,354.14
Virginia Drive	Fort Washington	PA	19034	54-00-16372-05-3	-	Virginia Drive LP		301 Oxford Valley Rd Ste 702-A	Morrisville	PA	19067	-
Virginia Drive	Fort Washington	PA	19034	54-00-16375-11-3	892,230	Upper Dublin Township		801 Loch Alsh Ave	Fort Washington	PA	19034	1,702.30
Virginia Drive	Fort Washington	PA	19034	54-00-16375-20-3	161,420	Upper Dublin Township		801 Loch Alsh Ave	Fort Washington	PA	19034	288.90
Virginia Drive	Fort Washington	PA	19034	54-00-16377-00-3	555,350	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	1,059.56
Virginia Drive	Fort Washington	PA	19034	54-00-16402-05-9	1,120	LD Acquisition Company 17 LLC		400 Continental Blvd Ste 500	El Segundo	CA	90245	2.14
Virginia Drive	Fort Washington	PA	19034	54-00-16404-10-2	316,570	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	603.99
430 Virginia Drive	Fort Washington	PA	19034	54-00-16372-04-4	220,510	Trueco Group LLC		430 Virginia Dr	Fort Washington	PA	19034	420.71
434 Virginia Drive	Fort Washington	PA	19034	54-00-16372-03-5	250,530	Holzhauser Properties LLC		434 Virginia Dr	Fort Washington	PA	19034	477.99
440 Virginia Drive	Fort Washington	PA	19034	54-00-16372-02-6	467,280	Two Girls Investments LLC		1437 Barrison Dr	Ambler	PA	19002	891.53
475 Virginia Drive	Fort Washington	PA	19034	54-00-16389-00-9	3,138,300	Iris Holding LLC & OJW Holdings LLC	Attn: Intercontinental Development	281 Tabor Rd 1st Fl	Ottsville	PA	18942	5,987.60
500 Virginia Drive	Fort Washington	PA	19034	54-00-16375-00-5	14,000,000	Alliance HP Virginia Drive LLC		40 Morris Avenue Ste 230	Bryn Mawr	PA	19010	26,710.77
500 Virginia Drive	Fort Washington	PA	19034	54-00-16375-13-1	836,920	Alliance HP Virginia Drive LLC		40 Morris Avenue Ste 230	Bryn Mawr	PA	19010	1,596.77
520 Virginia Drive	Fort Washington	PA	19034	54-00-16375-12-2	4,107,200	Upper Dublin Township	Attn Finance Director	801 Loch Alsh Ave	Fort Washington	PA	19034	7,836.18



**APPENDIX II – AUTHORIZED OFFICIAL RESOLUTION NO. MA-20-0017**

**UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY  
MONTGOMERY COUNTY, PENNSYLVANIA**

Be it RESOLVED, that the Upper Dublin Township Municipal Authority of Montgomery County hereby request a Multimodal Transportation Fund grant of \$1,500,000 from the Commonwealth Financing Authority to be used for the Fort Washington Cross County Trail and Road Diet, Phase III.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Paul A. Leonard, Executive Director and Robert Pesavento, Chairperson, as the official(s) to execute all documents and agreements between the Upper Dublin Township Municipal Authority and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

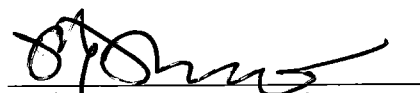
I, Paul A. Leonard, duly qualified Executive Director of the Upper Dublin Township Municipal Authority, Montgomery County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Authority Board at a regular meeting held October 2, 2020 and said Resolution has been recorded in the Minutes of the Upper Dublin Township and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Township of Upper Dublin this 2<sup>nd</sup> day of October, 2020.

Upper Dublin Township Municipal Authority  
Name of Applicant

Montgomery  
County

  
Paul A. Leonard, Executive Director

By:   
Robert Pesavento, Chairperson  
Authority Board Upper Dublin  
Township Municipal Authority



**APPENDIX II – AUTHORIZED OFFICIAL RESOLUTION NO. MA-20-0018**

Be it RESOLVED, that the Upper Dublin Township Municipal Authority of Montgomery County hereby requests a Multimodal Transportation Fund grant of \$1,200,000 from the Pennsylvania Department of Transportation to be used for the Greater Fort Washington District Cross County Trail and Mobility Hub.


Be it FURTHER RESOLVED, that the Applicant does hereby designate Robert Pesavento, Chairperson and Paul A. Leonard, Executive Director as the official(s) to execute all documents and agreements between the Upper Dublin Township Municipal Authority and the Pennsylvania Department of Transportation to facilitate and assist in obtaining the requested grant.

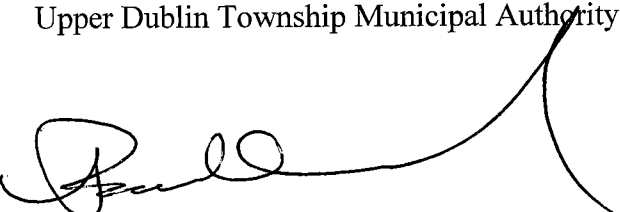
I, Paul A. Leonard, duly qualified Executive Director of the Upper Dublin Township Municipal Authority, Montgomery County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Authority Board at a regular meeting held November 6, 2020 and said Resolution has been recorded in the Minutes of the Upper Dublin Township Municipal Authority and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Upper Dublin Township Municipal Authority this 6<sup>th</sup> day of November, 2020.

Upper Dublin Township Municipal Authority  
Name of Applicant

Montgomery  
County

  
\_\_\_\_\_  
Robert Pesavento, Chairperson  
Upper Dublin Township Municipal Authority

  
\_\_\_\_\_  
Paul A. Leonard, Executive Director



**RESOLUTION**

NO. MA-20-0019

**A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2021 AND ENDING DECEMBER 31, 2021; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR BE MADE IN ACCORDANCE WITH SAID BUDGET; AND PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Directors of the Upper Dublin Township Municipal Authority (“Board”) has received the Executive Director’s budget for the fiscal year beginning January 1, 2021 and ending December 31, 2021, attached hereto as Exhibit “A” and incorporated by reference as if set forth in full; and,

**WHEREAS**, the Board desires to authorize the funding of such benefits and projects, as herein provided.

**NOW, THEREFORE, BE IT RESOLVED** by the Board, as follows:

1. For the purpose of providing the funds necessary and proposed to be expended in the budget of the Upper Dublin Township Municipal Authority for the fiscal year beginning January 1, 2021 and ending December 31, 2021, the budget submitted to the Board for its consideration and approval as set forth as Exhibit “A” attached hereto, is hereby approved, and the available resources and revenues of the Authority are hereby appropriated and set aside for the various expenditures, activities and improvements as set forth in said budget. The appropriation shall be strictly applied for the uses and purposes provided for in said budget.
2. The Board hereby appropriates the sum set forth in the attached budget for the payment of the expenditures established in the approved budget for the fiscal year beginning January 1, 2021 and ending December 31, 2021.
3. The expenditures during the fiscal year beginning January 1, 2021 and ending December 31, 2021, shall be made in accordance with the budget approved by this Resolution, unless otherwise authorized by a duly enacted Resolution of the Authority.
4. All budget amendments and transfers of appropriations budgeted from one account or activity to another within any individual activity for the fiscal year 2020 are hereby ratified.

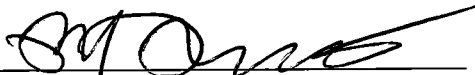
5. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Resolution be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Resolution as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional.

6. This Resolution shall take effect from and after its passage as the law provides.

**DULY PASSED** by the Board of Directors of the Upper Dublin Township Municipal Authority

this 4<sup>th</sup> day of December, 2020.

APPROVED:

  
\_\_\_\_\_  
Robert Pesavento  
Chairperson

ATTEST:

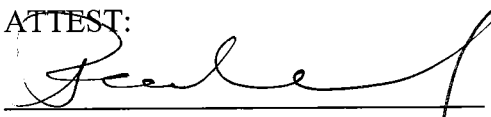
  
\_\_\_\_\_  
Paul A. Leonard,  
Executive Director

Exhibit "A"

### Upper Dublin Township Municipal Authority Operating Budget for 2021

Beginning Balance	125,891	142,123	142,123	178,994
	<u>2019 Revenues</u>	<u>2020 Budgeted Revenues</u>	<u>2020 Projected Revenues</u>	<u>2021 Budgeted Revenues</u>
Assessments	554,450	555,000	554,500	555,000
	554,450	555,000	554,500	555,000
	<u>2019 Expenses</u>	<u>2020 Adopted Budget</u>	<u>2020 Projected Expenses</u>	<u>2021 Proposed Budget</u>
Salaries	17,903	22,000	19,000	22,000
Legal Fees	21,674	25,000	15,000	22,000
Project engineer	109,032	115,000	75,000	100,000
Maintenance of FRS	22,996	35,000	25,000	32,000
Real estate appraisals		10,000	6,000	10,000
Audit fees	5,800	6,000	6,000	6,000
Other consultants	23,009	25,000	14,000	20,000
Administrative support/supplies	1,906	2,000	1,700	2,000
Miscellaneous		2,000		2,000
Debt Service	335,898	339,697	339,697	339,697
	538,218	581,697	501,397	555,697
Ending Balance	142,123	99,194	178,994	178,297

Funding for Municipal Authority Capital Projects				
<b>Available Funding</b>				
2018 Bond Issue			6,000,000	
Interest Income as of 10/31/20			249,278	
<b>Total Available Funds</b>			<b>6,249,278</b>	
<b>Priority 1 Projects</b>	<b>Project Cost</b>	<b>Outside Funding</b>	<b>Authority Share</b>	<b>Status</b>
Cross County Trail Final Segment	1,403,632	1,019,000	384,632	Near completion
FW Cross County Trail and Road Diet- Phase 1	4,002,000	3,541,000	461,000	In construction
Zip Ramp - Phase 2	2,750,000	2,438,000	312,000	Finalizing construction plans
FW Cross County Trail and Road Diet- Phase 3	4,105,000	300,000	3,805,000	
FW Trail and Road Diet Middle Section	4,600,000	2,100,000	2,500,000	Design
Dresher Triangle Early Action Improvements	400,000	250,000	150,000	
Dreshertown Road - Phase 1	4,250,000	3,392,000	858,000	Planning
Evaluate VA Drive/Camphill Road Intersection	75,000		75,000	
Delaware Avenue Bridge	1,250,000	1,000,000	250,000	On hold
PA Walkworks Project	29,293	15,000	14,293	Complete
	<b>21,461,293</b>	<b>13,036,000</b>	<b>8,425,293</b>	
Pending Grant Applications			1,000,000	
<b>Balance of Capital Funding</b>			<b>(1,176,015)</b>	

**RESOLUTION**

NO. MA-20-0020

**A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY APPROVING AND ADOPTING THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY'S 2020 ANNUAL REPORT AND 2021 BUSINESS IMPROVEMENT PLAN.**

**WHEREAS**, the Upper Dublin Township Municipal Authority (the "Authority") is a body corporate and politic existing under the laws of the Commonwealth of Pennsylvania pursuant to the Municipality Authorities Act of 1945, as amended (the "Act"), having been duly organized by the Township of Upper Dublin, Montgomery County, Pennsylvania (the "Township"); and

**WHEREAS**, the Authority filed Articles of Incorporation with the Commonwealth of Pennsylvania on October 11, 2016 and Amended Articles of Incorporation on August 3, 2018; and

**WHEREAS**, the Articles of Incorporation contain a statement that Upper Dublin Township has retained the right which exists under the Act to approve any plan of the Authority; and

**WHEREAS**, in order to levy an assessment or charge, the Authority must submit a plan for business improvements and administrative services, together with estimated costs and the proposed method of assessments for business improvements and charges for administrative services to Upper Dublin Township; and

**WHEREAS**, the Board of Directors of the Authority believes it is essential to comply with the above requirements that the Upper Dublin Township Municipal Authority's 2020 Annual Report and 2021 Business Improvement Plan (the "Plan"), attached hereto as Exhibit A, be adopted.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Directors of the Authority that the Plan attached hereto as Exhibit A is hereby approved and adopted.



**IN WITNESS WHEREOF**, we, the undersigned Authorized Officers, have hereunto set our signatures and affixed the Seal of the UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY, Montgomery County, Pennsylvania.

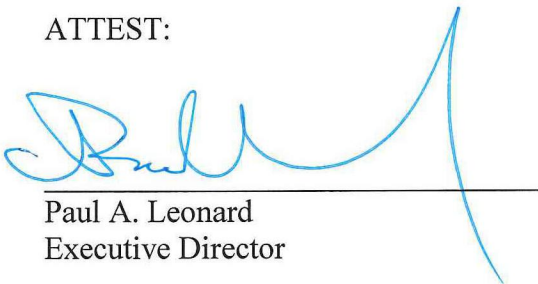
Dated: December 4, 2020

APPROVED:



Robert Pesavento  
Chairperson

ATTEST:



Paul A. Leonard  
Executive Director

**Exhibit A**

## **MEMORANDUM**

To: Upper Dublin Township Municipal Authority Members

From: Paul Leonard, Executive Director

Date: December 4, 2020

Re: Year End 2020 Annual Report

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The following provides a summary of 2020 Re-development submittals in the Greater Fort Washington District (GFWD) and the Upper Dublin Township Municipal Authority (UDTMA) Assessment Program, Resolutions, Project Status, and Grant Applications/Awards:

### **Re-Development within GFWD**

Overall in 2020, there were six (6) Land Development presentations for re-development or expansion within the GFWD, in addition to the retro-fitting and site work at 520 Virginia for the new Township Library and Community Center. These projects are at various stages of review and possible approval.

These include:

1. 316 Mid-Rise Apartments on vacant ADP site and adjacent parcels (1125 Virginia Drive)
2. Building Expansion at 175 Commerce Drive, including \$36,400 payment to UDTMA for local match of Fort Washington CCT & Road Diet Phase 3.
3. Building Expansion at 350 Commerce Drive, including Trail Easement/local trail construction along frontage.
4. Presentation by new owners of 500 Virginia Drive to include front entrance improvements.
5. Proposal for 180 Mid-Rise Apartments at 1250 Virginia Drive with demolition of vacant office building.
6. Redevelopment of 1055 Virginia Drive to Climate Controlled Self Storage Facility with demolition of vacant office building.
7. Completion and occupancy under COVID-19 constraints of the Toll Brothers Headquarters at 1100 Virginia Drive with potential full occupancy by 1,300 employees.
8. New owner and occupancy of 425 Delaware Drive Class A Office Building by ACTS Retirement Communities Inc.

### **Assessment Program**

1. Assessments in the amount of \$555,000 for Fiscal Year 2020 were sent to 134 property owners.
2. Assessments were collected from all but one (1) property (liened for non-payment of \$582.26).

### **Resolutions**

1. At the December, 2019 meeting, the 2020 Budget was passed via Resolution-19-0014.
2. Three (3) Resolutions were passed in 2020 by the UDTMA, not including December, 2020.

## **Projects Status**

1. Virginia Drive Cross County Trail – Final Segment (PennDOT Transportation Alternatives Program, MPMS #107179): Construction completed in September, 2020. Progress in 2019 allowed for on-time completion even with COVID-19 shutdown. Total Cost of \$1.383 Million. PennDOT TAP Grant reimbursement was \$1.019 Million (\$364k local match). Final invoices totaled \$141k for Design; \$1.105 Million to Bencardino Contractors; \$102k to Pennoni Associates for inspection; and, \$35k to Boles Smyth for Construction Management.
2. Fort Washington Cross County Trail & Road Diet: Phase 1 advertised in May, 2020.
  - a. Final easements were obtained from 270, 290 and 335 Commerce Drive.
  - b. Inspection team selection was QCI Group for \$181k after UDTMA consideration of eight (8) proposals and interviews with the top three firms.
  - c. Construction was awarded to the responsible low bidder, James D. Morrissey, for \$3.189 Million. Notice to Proceed was provided on July 20, 2020, with completion scheduled for August, 2021. Engineer Estimate for construction was \$3.21 Million.
3. Zip Ramp Project: Construction Plans are currently being reviewed by the PA Turnpike Commission. Appraisals are being obtained for the Required Right of Way from 335 Commerce Drive. Construction is estimated to begin in late Summer, 2021.
4. Delaware Dr. Cross County Trail & Road Diet – Construction Plans are being finalized and NPDES permit will be submitted to Montgomery County Conservation District in early 2021. Trail Easements being prepared for three properties. Construction estimated to begin in Fall, 2021.
5. Fort Washington Cross County Trail & Road Diet: Phase 3 Construction Plans are being finalized and NPDES permit will be submitted to Montgomery County Conservation District in Summer, 2021 along with Joint USACOE/PA DEP permit for Bodenstien Channel streambank and culvert replacement work. Trail Easements are being prepared from two properties. Construction is estimated to begin in Spring, 2022.
6. Dreshertown Road Improvements – Phase 1: Grants executed for design and construction. Preliminary Engineering has begun. Project is advancing through PennDOT process and is beginning Safety Review and Environmental Clearance. In 2019, potential historic and archaeological resources were cleared, which has been commended by PennDOT as unique.
7. Camp Hill Road and Virginia Drive Signal Warrant: Upon authorization from the Township and UDTMA, the Signal Warrant Analysis was prepared and submitted to PennDOT on October 8, 2020, for PennDOT review and concurrence that a signal is warranted.
8. Traffic Impact Analysis: Boles Smyth prepared and presented to the UDTMA and the BOC in February and May 2020, respectively, an analysis of potential traffic impacts in the GFWD, assuming 900 Residential Units are constructed. The GFWD Ordinance was amended by the BOC on August 11, 2020 to allow a maximum of 900 residential units.

## **Grant Applications** - Three (3) applications submitted requesting \$2.875 Million:

1. PA DCED Multimodal Transportation Fund Grant requesting \$1.5 Million submitted in September, 2020 for the FWCCCT & Road Diet Phase 3 project to reduce local match.
2. PennDOT Multimodal Transportation Fund Grant requesting \$1.2 Million submitted in November, 2020 for the Fort Washington Cross County Trail Middle Segment and Mobility Hub improvements proposed by GVF TMA to reduce local match.

3. DVRPC Phase VIII Regional Trails Program Grant requesting \$175k submitted in November, 2020 for Final Design of the FWCCT& Road Diet Phase 3 project to reduce local match.

**Grant Awards** - \$4.142 Million Awarded for Two (2) Projects:

1. \$500,000 Montgomery County Transportation Grant executed January 2020 for Fort Washington Cross County Trail Middle Segment to reduce the local match.
2. \$250,000 DVRPC Phase VII Regional Trails Program Grant executed in January, 2020 for design in the Dreshertown Road Improvements Phase 1 project.
3. \$1.5 Million PA DCED Multimodal Transportation Fund Grant executed in early 2020 for construction in the Dreshertown Road Improvements Phase 1 project.
4. \$1.892 Million CMAQ Grant executed early 2020 for Dreshertown Rd Improvements Phase 1.

**Operations**

1. Municipal Authority met its assumed obligations for maintenance, operations and required inspections of both the Rapp Run and Pine Run Flood Retarding dams.
2. Municipal Authority secured and was subject to a complete independent Audit for 2019 with no findings or exceptions. A copy of the Concise Financial Statement for 2019 is attached as page four of this report.

UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY  
CONCISE FINANCIAL STATEMENT  
DECEMBER 31, 2019

CONDENSED STATEMENT OF NET POSITION  
DECEMBER 31, 2019

ASSETS

Current Assets	\$ 5,387,305
Net Capital Assets	<u>1,931,429</u>
Total Assets	<u>\$ 7,318,734</u>

LIABILITIES AND NET POSITION

Current Liabilities	\$ 52,422
Long-Term Debt	5,830,000
Net Investments in Fixed Assets	300,311
Unrestricted Net Position	<u>1,136,001</u>
Total Liabilities and Net Position	<u>\$ 7,318,734</u>

STATEMENT OF NET POSITION  
FOR THE YEAR ENDED DECEMBER 31, 2019

Balance, January 1, 2019	\$ 364,406
Add: Excess of Revenues Over Expenditures	<u>1,071,906</u>
Balance, December 31, 2019	<u>\$ 1,436,312</u>

CONDENSED STATEMENT OF OPERATIONS  
FOR THE YEAR ENDED DECEMBER 31, 2019

Operating Revenues	\$ 554,450
Operating and Administrative Expenses	<u>202,320</u>
Operating Income	<u>352,130</u>
 Non-operating Revenues	
Investment Income	126,663
Interest expense	(165,898)
Grants	<u>759,011</u>
Total Non-operating Revenues	<u>719,776</u>
 Increase in Net Position	1,071,906
Net Position, Beginning of Year	<u>364,406</u>
Net Position, End of Year	<u>\$ 1,436,312</u>

The audit report by an independent certified public accountant is available for inspection at the office of the Authority during regular business hours.

December 4, 2020

## **Upper Dublin Township Municipal Authority Business Improvement Plan and Report for 2021 to the Board of Commissioners of Upper Dublin Township**

### **Mission**

The purpose of the Upper Dublin Township Municipal Authority (UDTMA) is to obtain and finance working capital, acquire, hold, construct, improve, maintain and operate, own or lease, either in the capacity of lessor or lessee, projects within the service area of the UDTMA, of the following kind and character:

- (a) Transportation for all defined modes, marketing, transit service and safety improvement utilizing all resources necessary to construct and maintain roadway improvements, bridges, traffic regulation devices, bicycle/pedestrian trails and amenities including but not limited to landscaping/trees, special signage, and street/area lighting.
- (b) Storm water and flood control planning, management and implementation.
- (c) General economic development and marketing for the Fort Washington Office Center Park recently rezoned as the Greater Fort Washington District.

### **Attendance**

The UDTMA held 12 public meetings in 2020 on the first Friday of every month except no meeting in April due to COVID-19 and then an additional meeting in June. The January meeting was primarily a re-organization meeting with the appointments of Offices, Directors, Engineer, Solicitor and Open Records Officer. Attendance at the meetings by members was high for the year with Mr. Markman missing one meeting, Mr. Diehl missing one meeting, Mr. Danaher missing one meeting and Mr. Griffin missing one meeting. Attendance by the Executive Director, Finance Director, Solicitor's Office and Engineer was nearly 100% with Mr. Leonard missing one meeting.

### **Financial Matters**

In 2018, the UDTMA issued \$6,000,000 of guaranteed revenue notes to fund certain capital improvement construction projects identified as Priority One projects on the attached "Exhibit A." To finance the annual debt service on the notes and the UDTMA's operating expenses, an assessment is levied on all properties within the UDTMA service area based upon the assessed value of each property, as determined by the assessment of record in the county assessment office on the date such assessments are levied. In 2020, the UDTMA obtained \$4.142 Million in grant funds to finance future projects.

## **Capital Projects**

Construction of the Virginia Drive Cross County Trail - Final Segment project began in September 2019. This is the first of several Priority One projects within the UDTMA jurisdiction funded by the \$6,000,000 revenue notes and through grant funding.

## **Budget**

Funding from the annual assessment also supports the UDTMA's operating costs. Both the Directors and the Board of Commissioners approved the UDTMA's 2020 operating budget and will approve the 2021 operating budget. The UDTMA is projected to have a year-end operating fund balance totaling \$178,994 at December 31, 2020. All revenues and expenditures are subject to an independent CPA audit, with a report filed with the Township and the Commonwealth, and available to both the Board of Commissioners and any member of the public.

## **Transparency**

All meetings of the UDTMA were open to the public and live broadcast or live Zoom and are all available on the Township's website of video archives. There were no Right to Know Law Requests related to the UDTMA during 2020. The UDTMA is committed to not only complying with the Right to Know Law and the Sunshine Law, but communicating with property owners, businesses and employees within the UDTMA area via multiple means through 2021.

## **Municipal Authority Priority List and 2021 Projects**

The Board of Commissioners and any interested parties are advised that the UDTMA works and focuses routinely on the attached priority list, currently dated October 30, 2020. This color-coded spreadsheet shows both the priorities, funding sources and current status of project designed to meet the mission statement at the beginning of this report. The UDTMA welcomes public participation in both their meetings and by comments to them in written format.

The Municipal Authority will continue to foster and support economic development and reinvestment in the Office Park. To that end it plans in 2021 to wrap up a branding project in conjunction with a committee of property owners and the Fort Washington Business Alliance.



Exhibit A  
Municipal Authority Priority List and 2021 Projects



Greater Fort Washington District Project Priority List  
Upper Dublin Township Municipal Authority

10/30/2020

TOWNSHIP FUNDED CAPITAL IMPROVEMENTS WITHIN THE MUNICIPAL AUTHORITY BOUNDARY									
CONSTRUCTED AND/OR COMMITTED TOWNSHIP PROJECTS	HIGHLIGHTED FIELD INDICATES FINAL PROJECT COST TO BE UPDATED	TOTAL PROJECT COST (Millions)	Grant Funding Awarded (Millions)	Additional PennDOT (Millions)	Developer Contribution (Millions)	Township Obligation (Millions)	Construction Start Date	Construction End Date	Status / Comments
		Description							
	PINE RUN & RAPP RUN FLOOD RETARDING STRUCTURES	\$14.819	11.569			3.250	2013	2015	
	VIRGINIA DRIVE PINE RUN BRIDGES RECONSTRUCTION	\$6.234	3.212	1.218		1.804	06/2016	07/2017	MUNICIPAL RETRO-REIMBURSEMENT PROGRAM
	VIRGINIA DRIVE RAPP RUN CULVERT RECONSTRUCTION	\$1.638	0.400			1.238	03/2017	07/2017	PA DCED GRANTS
	VIRGINIA DRIVE ROAD DIET & TRAIL	\$1.491	1.000			0.491	09/2017	06/2018*	MPMS 104282 - *Punchlist Not Complete
	DRESHER TRIANGLE CONCEPT DESIGN	\$0.062			0.062	0.000	N/A	N/A	
		\$24.244	\$16.181	\$1.218	\$0.062	\$6.783			

CAPITAL IMPROVEMENTS WITHIN THE MUNICIPAL AUTHORITY BOUNDARY									
PRIORITY 1 PROJECTS (0 TO 3 YEARS)	HIGHLIGHTED FIELDS INDICATE CONSTRUCTION COMPLETED OR STARTED	OPINION OF PROBABLE COST (Millions)	Committed Project Estimates (Millions)	2015-2018 Awarded (Millions)	2019 Grant Awarded (Millions)	Developer Contribution (Millions)	Municipal Auth Obligation (Millions)	Municipal Auth Committed (Millions)	Status / Comments
		Description							
	CROSS COUNTY TRAIL - FINAL SEGMENT	\$1.299	1.299	0.750	0.269		0.280	0.280	PENNDOT TAP PROGRAM - MPMS 107179
	FORT WASHINGTON CROSS COUNTY TRAIL & ROAD DIET - PHASE 1	\$4.002	4.002	3.541			0.462	0.462	DOT MTF, PA DCED, PA DCNR, MONTCO
	PA TURNPIKE ZIP RAMP FROM PA 309 INTERCHANGE - PHASE 2	\$2.750	2.750	2.038		0.4	0.312	0.312	DCED MTF
	FWCCT&RD WITH BODENSTEIN CHANNEL REPLACEMENT - PHASE 3	\$4.105	4.105			0.3	3.805	3.805	
	DELAWARE DR CROSS COUNTY TRAIL & ROAD DIET - MIDDLE SECTION	\$4.600	4.600	1.600	0.500		2.500	2.500	GRANTS AWARDED - COORD. ONGOING
	DRESHERTOWN RD IMPROVEMENTS - PHASE 1 DESIGN	\$0.400	0.400		0.250		0.150	0.150	DVRPC Phase VII
	DRESHERTOWN RD IMPROVEMENTS - PHASE I CONSTR.	\$4.250	4.250		3.392		0.858	0.858	2019 CMAQ (\$1.892M) & CFA MTF (\$1.5M)
	EVALUATE VIRGINIA DRIVE & CAMPHILL ROAD INTERSECTION	\$0.075					0.075		
	DELAWARE DRIVE BRIDGE SUPERSTRUCTURE REPLACEMENT & REPAIRS	\$1.250	1.250	1.000			0.250	0.250	MUNICIPAL RETRO-REIMBURSEMENT PROGRAM
	PRIORITY 1 PROJECTS OPINION OF PROBABLE COST TOTALS	\$21.432	\$21.357	\$8.179	\$4.142	\$0.700	\$8.412	\$8.337	

PRIORITY 2 PROJECTS (3 TO 6 YEARS)	COMPLETION OF VIRGINIA DRIVE INTERCHANGE PRELIM. ENG.	\$1.600					1.600		
	COMPLETION OF VIRGINIA DRIVE INTERCHANGE LAND ACQUISITION	\$1.500					1.500		
	CONSTRUCT LOCAL TRAIL CONNECTIONS TO CROSS COUNTY TRAIL	\$0.250		0.015			0.235		PA WalkWorks
	CONSTRUCT A LINEAR PARK ALONG CROSS COUNTY TRAIL	\$4.300					4.300		
	CONSTRUCT PINETOWN ROAD BOULEVARD WITH LANDSCAPED MEDIAN	\$1.800					1.800		
	GATEWAY ENTRANCE ENHANCEMENTS	\$0.250					0.250		
	PERFORM WARRANT ANALYSIS FOR PINETOWN & HIGHLAND	\$0.025					0.025		
	COMPLETE RAPP RUN CREEK REVITALIZATION	\$0.750					0.750		OPINION OF PROBABLE COSTS REQUIRE FURTHER ANALYSIS AND ARE ONLY FOR DISCUSSION PURPOSES AND NOT FOR ASSESSMENT PURPOSES. GRANT POTENTIAL HAS NOT BEEN ANALYZED.
	COMPLETE PINE RUN CREEK REVITALIZATION - STAGE I	\$0.500					0.500		
	NEW JERSEY, NEW YORK & MARYLAND ROADWAY RECONSTRUCTIONS	\$2.750					2.750		
PRIORITY 2 PROJECTS OPINION OF PROBABLE COST TOTALS	\$13.725	\$0.000	\$0.015	\$0.000	\$0.000	\$13.710	\$0.000		

PRIORITY 3 PROJECTS (OVER 6 YEARS)	DRESHER TRIANGLE ROADWAY IMPROVEMENTS - STAGE III	\$4.000					4.000		
	CONSTRUCT LANDSCAPED MEDIANS ON COMMERCE, DELAWARE & VIRGINIA	\$0.150					0.150		
	INSTALL PEDESTRIAN LIGHTING ALONG CROSS COUNTY TRAIL & PINETOWN	\$1.000					1.000		
	RE-GRADE HIGHLAND AVENUE APPROACH TO CAMPHILL ROAD	\$0.350					0.350		
	CONSTRUCT ADDITIONAL LOCAL TRAIL CONNECTIONS TO CROSS COUNTY TRAIL	\$0.250					0.250		
	COMPLETE PINE RUN CREEK REVITALIZATION - STAGE II	\$0.750					0.750		
	CAMPHILL ROADWAY RECONSTRUCTION & BRIDGE RECONSTRUCTION*	\$3.250					3.250		
	INSTALL LANDSCAPING ENHANCEMENTS TO OPEN VISTAS	\$0.750					0.750		
PRIORITY 3 PROJECTS OPINION OF PROBABLE COST TOTALS	\$10.500	\$0.000	\$0.000	\$0.000	\$0.000	\$10.500		OPINION OF PROBABLE COSTS REQUIRE FURTHER ANALYSIS AND ARE ONLY FOR DISCUSSION PURPOSES. GRANT POTENTIAL HAS NOT BEEN ANALYZED.	

\* NOTE - TOTAL COST SHOWN, HOWEVER, DELAWARE DR & CAMPHILL RD RECONSTRUCTION TO WIDEN AND/OR PROVIDE PEDESTRIAN/TRAIL AMENITIES WOULD BE ELIGIBLE FOR ASSESSMENT. REPLACEMENT OF THE STRUCTURES IN-KIND IS THE RESPONSIBILITY OF TOWNSHIP

NON-CAPITAL IMPROVEMENT PROJECTS				
OPERATIONS AND SERVICES	DESCRIPTION	2019 BUDGET	COMMENTS	
		EXECUTIVE DIRECTOR & FINANCE DIRECTOR	0.022	THESE ITEMS ARE INTENDED TO BE AT THE DISCRETION OF THE AUTHORITY AND WOULD BE ASSIGNED COSTS AS SO DIRECTED.
	MUNICIPAL AUTHORITY SOLICITOR SERVICES	0.025		
	MUNICIPAL AUTHORITY ENGINEER SERVICES	0.075		
	MUNICIPAL AUTHORITY ACCOUNTANT SERVICES - AUDIT	0.006		
	OTHER CONSULTANT SERVICES & APPRAISALS	0.053		
	ASSUME MAINTENANCE RESPONSIBILITY OF PINE RUN AND RAPP RUN FLOOD RETARDING STRUCTURES	0.040		
	MISCELLANEOUS ADMIN (SUPPLIES, FEES, RECORDING OF MINUTES, ETC.)	0.004		
	ANNUAL COST TOTAL	0.225		
	DESCRIPTION			
	ENHANCED LEVEL OF SERVICES (ROADS, LIGHTING, TRAILS & TRASH, ETC.)			
	OPERATE SHUTTLE SERVICE TO/FROM SEPTA REGIONAL RAIL STATION			
	DEVELOP LOGO AND POTENTIAL RE-BRANDING CAMPAIGN			
	ESTABLISH FLOWERS, TREES, SHRUBS SPECIES LIST			
	ESTABLISH DESIGN STANDARDS FOR PRIVATE PROPERTY SIGNAGE			
	MARKETING INITIATIVES (SPACE AVAILABILITY, ECONOMIC DEV, ETC.)			
	INSTALL WAYFARER AND/OR TRANSIT SIGNAGE AT SEPTA/SHUTTLE STOPS			
	PERFORM SNOW AND ICE REMOVAL SERVICES ON SIDEWALKS AND TRAILS			

**RESOLUTION**

NO. MA-21-2021

**A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY IMPOSING ANNUAL ASSESSMENTS ON REAL PROPERTY WITHIN ITS SERVICE AREA.**

**WHEREAS**, the Upper Dublin Township Municipal Authority (“Authority”) is authorized by the Municipality Authorities Act, 53 Pa. C.S.A. §§ 5601-5623 (“Act”) to impose an assessment on each benefited property within a business improvement district for the purpose of providing for the payment of the expenses of the Authority, and the construction, improvement, repair, maintenance and operation of its facilities and properties, among other permitted purposes;

**WHEREAS**, the Authority adopted a Business Improvement Plan and Budget for 2021 through the adoption of Resolution No. MA-20-0020 and Resolution No. MA-20-0019, respectively, on December 4, 2020;

**WHEREAS**, in accordance with provisions of the Act, the Authority has calculated assessments on individual properties by multiplying the total improvement and service cost by the ratio of the 2021 assessed value for real estate tax purposes of the benefited property to the total assessed value of all benefited properties in the Service Area, as reflected by the records of the Montgomery County Board of Assessment Appeals as of January 1, 2021;

**AND WHEREAS**, this method of calculating assessments based on the Montgomery County assessed values of the properties as of January 1, 2021 has been used as specifically authorized by § 5607(d)(27)(i)(A) of the Act, for the purposes of determining reasonable and uniform rates of apportionment, and individual assessments shall not subsequently be adjusted as the result of any tax assessment appeals or settlements which are finalized after January 1, 2021.

**NOW, THEREFORE, BE IT RESOLVED** by the Board, that assessments be imposed upon the properties within the Service Area of the Upper Dublin Township Municipal Authority as set forth in the chart attached hereto at Exhibit “A”.

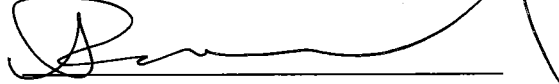
**DULY PASSED** by the Board of Directors of the Upper Dublin Township Municipal Authority this 5th day of February, 2021.

APPROVED:



Robert Pesavento  
Chairperson

ATTEST:



Paul A. Leonard,  
Executive Director

Exhibit "A"

2021 Assessment Property List

Upper Dublin Township Municipal Authority  
2021 Assessments

Address	City	State	Zip	Parcel	Property Assessment	Owner	Attn	Street	City	State	Zip	2021 Assessment
101 Bethlehem Pike	Fort Washington	PA	19034	54-00-02188-00-8	294,080	Presidential Realty Partners LP	Attn Td Bank Na Td Canada Trust Lease & Tax Admin	380 Wellington St 10th Fl	London	ONTARIO	N6A 4S4	561.88
105 Bethlehem Pike	Fort Washington	PA	19034	54-00-02191-00-5	-	Presidential Realty Partners LP		636 Old York Rd 2nd Fl	Jenkintown	PA	19046	-
106 Bethlehem Pike	Fort Washington	PA	19034	54-00-02377-00-8	342,360	Murray Goldstein		260 West Bellmore Pike	Media	PA	19053	654.17
115 Bethlehem Pike	Fort Washington	PA	19034	54-00-02194-00-2	862,330	INJ Properties LP		115 Bethlehem Pike	Fort Washington	PA	19034	1,647.72
123 Bethlehem Pike	Fort Washington	PA	19034	54-00-02197-00-8	85,460	Wilbert Family Partnership LTD		1281 Hoffman Road	Ambler	PA	19002	153.29
Camp Hill Road	Fort Washington	PA	19034	54-00-03544-00-2	500,950	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	957.20
Camp Hill Road	Fort Washington	PA	19034	54-00-03601-00-8	398,790	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	762.00
585 Camp Hill Road	Fort Washington	PA	19034	54-00-03520-00-8	548,250	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	1,047.58
1035 Camp Hill Road	Fort Washington	PA	19034	54-00-03529-00-8	777,000	Will, Daniel F		1035 Camp Hill Rd	Fort Washington	PA	19034	1,484.87
1035 Camp Hill Road	Fort Washington	PA	19034	54-00-03532-00-5	-	Will, Daniel F		1035 Camp Hill Rd	Fort Washington	PA	19034	-
1085 Camp Hill Road	Fort Washington	PA	19034	54-00-03538-00-8	1,080,000	Mar Thoma Church		1085 Camp Hill Road	Fort Washington	PA	19034	2,063.63
Commerce Drive	Fort Washington	PA	19034	54-00-04369-00-5	14,470	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	27.85
Commerce Drive	Fort Washington	PA	19034	54-00-04393-00-8	1,050	BCW&SA		1275 Almshouse Rd	Warrington	PA	18976	2.01
135 Commerce Drive	Fort Washington	PA	19034	54-00-04366-00-8	2,488,600	135 Commerce Inc PA Corp		135 Commerce Dr	Fort Washington	PA	19034	4,755.14
155 Commerce Drive	Fort Washington	PA	19034	54-00-04367-00-7	792,500	FAB Holdings LLC		155 Commerce Dr	Fort Washington	PA	19034	1,514.29
175 Commerce Drive	Fort Washington	PA	19034	54-00-04372-00-2	1,248,920	Pamapa Real Estate LLLP		404 Pennsylvania Avenue	Fort Washington	PA	19034	2,386.40
185 Commerce Drive	Fort Washington	PA	19034	54-00-04375-00-8	1,863,500	185 Whitmarsh Partners		185 Commerce Dr Ste 1	Fort Washington	PA	19034	3,751.80
220 Commerce Drive	Fort Washington	PA	19034	54-00-04366-00-5	3,380,000	BrookWood Philadelphia LLC	Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	6,458.41
230 Commerce Drive	Fort Washington	PA	19034	54-00-04365-10-4	-	BrookWood Philadelphia LLC	Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners	72 Cherry Hill Dr	Beverly	MA	01915	-
270 Commerce Drive	Fort Washington	PA	19034	54-00-04402-00-8	4,428,720	270 Commerce Dr Assoc. LP		270 Commerce Dr Ste 101	Fort Washington	PA	19034	8,462.27
275 Commerce Drive	Fort Washington	PA	19034	54-00-04378-00-5	3,595,910	LSOP 3 PA 6 LLC	Attn: Greenfield Partners Llc	2 Post Rd West	Westport	CT	06880	6,851.85
285 Commerce Drive	Fort Washington	PA	19034	54-00-04381-00-2	3,045,550	Vihar F W LP		285 Commerce Dr	Fort Washington	PA	19034	5,619.35
290 Commerce Drive	Fort Washington	PA	19034	54-00-04405-00-5	826,500	290 Commerce Realty LLC		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,579.25
335 Commerce Drive	Fort Washington	PA	19034	54-00-04383-08-1	7,033,000	LSOP 3 PA 2 LLC	Attn:Trumark Financial Credit Union	335 Commerce Dr	Fort Washington	PA	19034	13,438.45
350 Commerce Drive	Fort Washington	PA	19034	54-00-04408-00-2	397,840	Union Electric Contracting Co.		350 Commerce Dr	Fort Washington	PA	19034	780.18
370 Commerce Drive	Fort Washington	PA	19034	54-00-04411-00-8	855,400	Commerce Drive Realty LLC		333 E City Ave Ste 603	Bala Cynwyd	PA	19004	1,825.55
375 Commerce Drive	Fort Washington	PA	19034	54-00-04384-00-8	14,281,460	LCN-LNK Folsom Multi LLC	C/O LTF Real Estate Co Inc; Andrea Erickson	2802 Corporate Pl	Chanhassen	MN	55317	27,288.60
390 Commerce Drive	Fort Washington	PA	19034	54-00-04414-00-5	105,590	390 Commerce Realty LLC		270 Commerce Dr Ste 101	Fort Washington	PA	19034	201.76
401 Commerce Drive	Fort Washington	PA	19034	54-00-04387-00-5	2,719,000	Harleysville Real Estate Group		401 Commerce Dr Ste 108	Fort Washington	PA	19034	5,193.48
410 Commerce Drive	Fort Washington	PA	19034	54-00-04417-00-2	1,290,300	Haro Group II	Attn Joann Smith-Guides	716 Twinng Rd Ste 214	Dresher	PA	19025	2,495.47
414 Commerce Drive	Fort Washington	PA	19034	54-00-04420-00-8	2,471,700	414 Commerce Realty LLC		5205 Millia Hill Road STE 200	Plymouth Meeting	PA	19462	4,722.85
425 Commerce Drive	Fort Washington	PA	19034	54-00-04390-00-2	2,280,100	425 Associates LP		425 Commerce Dr Ste 200	Fort Washington	PA	19034	4,356.75
465 Commerce Drive	Fort Washington	PA	19034	54-00-13444-00-2	-	S & R Jay Realty LLC		465 Commerce Dr	Fort Washington	PA	19034	-
465 Commerce Drive	Fort Washington	PA	19034	54-00-13447-00-8	142,910	S & R Jay Realty LLC		465 Commerce Dr	Fort Washington	PA	19034	273.07
Delaware Avenue	Fort Washington	PA	19034	54-00-04624-01-1	100,000	Upper Dublin Township		801 Loch Aish Ave	Fort Washington	PA	19034	191.08
Delaware Avenue	Fort Washington	PA	19034	54-00-04624-20-9	196,960	Upper Dublin Township		801 Loch Aish Ave	Fort Washington	PA	19034	376.38
420 Delaware Avenue	Fort Washington	PA	19034	54-00-04621-00-5	6,744,000	ACTS Management Services Inc		420 Delaware Avenue	Fort Washington	PA	19034	12,886.24
425 Delaware Avenue	Fort Washington	PA	19034	54-00-04618-00-8	688,070	425 Delaware Associates LP		438 Dreshertown Rd	Fort Washington	PA	19034	1,314.74
455 Delaware Avenue	Fort Washington	PA	19034	54-00-04625-00-1	387,810	Bucks County Water & Sewer		1275 Almshouse Rd	Warrington	PA	18976	741.02
465 Delaware Avenue	Fort Washington	PA	19034	54-00-04624-00-2	304,560	Upper Dublin Township		801 Loch Aish Ave	Fort Washington	PA	19034	581.94
Dreshertown Road	Dresher	PA	19025	54-00-05167-01-7	182,300	Upper Dublin Township		801 Loch Aish Ave	Fort Washington	PA	19034	348.33
Dreshertown Road	Dresher	PA	19025	54-00-05167-02-6	88,180	Condor Fort Washington Real Est		404 Pennsylvania Ave	Fort Washington	PA	19034	168.49
Dreshertown Road	Fort Washington	PA	19034	54-00-05356-00-8	186,780	Allied Concrete & Supply		1752 Limekiln Pike	Dresher	PA	19025	356.89
1401 Dreshertown Road	Dresher	PA	19025	54-00-05167-00-8	1,451,560	Condor Fort Washington		404 Pennsylvania Ave	Fort Washington	PA	19034	2,773.60
1422 Dreshertown Road	Dresher	PA	19025	54-00-05362-00-2	261,740	1400 Dreshertown Road LLC		1233 Haddonfield Berlin Rd	Voorhees	NJ	08043	500.13
1424 Dreshertown Road	Dresher	PA	19025	54-00-05368-00-5	1,393,040	Dresher Care Group LLC		5101 NE 82nd Ave Ste 200	Vancouver	WA	98662	2,681.78
101 Ft Washington Ave	Fort Washington	PA	19034	54-00-06448-00-5	434,870	Virginia M & Jay H. Schnell		1315 N Klondyke Rd	Willcox	AZ	85643	830.94

Upper Dublin Township Municipal Authority  
2021 Assessments

165 Indiana Avenue	Fort Washington	PA	19034	54-00-08788-00-5	659,870	JMJ Properties		1320 E Butler Pike	Ambler	PA	19002	1,260.86
400 Maryland Drive	Fort Washington	PA	19034	54-00-11734-03-8	1,601,700	Timoney Knox Hassen & Weand		400 Maryland Dr, PO Box 7544	Fort Washington	PA	19034	3,060.48
425 Maryland Drive	Fort Washington	PA	19034	54-00-11731-00-5	884,190	Donald & June Felth		425 Maryland Dr	Fort Washington	PA	19034	1,689.48
455 Maryland Drive	Fort Washington	PA	19034	54-00-11734-00-2	2,443,200	455 Properties LP		455 Maryland Dr	Fort Washington	PA	19034	4,668.40
455 Maryland Drive	Fort Washington	PA	19034	54-00-11734-02-9	88,200	455 Properties LP		455 Maryland Dr	Fort Washington	PA	19034	168.53
460 Maryland Drive	Fort Washington	PA	19034	54-00-11734-01-1	52,550	North Wales Water Authority		200 W Walnut St, PO Box 1339	North Wales	PA	19454	100.41
465 Maryland Drive	Fort Washington	PA	19034	54-00-11737-00-8	1,400,000	CMT Properties LP		P O Box 1011	Fort Washington	PA	19034	2,675.08
470 Maryland Drive	Fort Washington	PA	19034	54-00-11729-00-7	915,000	The McKeon Family LP		470 Maryland Dr	Fort Washington	PA	19034	1,748.36
500 Maryland Drive	Fort Washington	PA	19034	54-00-11728-00-8	3,002,360	WP Fort Washington LP		500 Maryland Dr	Fort Washington	PA	19034	5,736.82
270 New Jersey Drive	Fort Washington	PA	19034	54-00-12178-00-8	974,380	Amy Gitlin & Michelle Brody		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,881.82
275 New Jersey Drive	Fort Washington	PA	19034	54-00-12175-00-2	1,842,170	NJD Realy Partnership LP		270 Commerce Dr Ste 101	Fort Washington	PA	19034	3,137.81
230 New York Drive	Fort Washington	PA	19034	54-00-12190-00-5	681,550	Myer Realty Associates LP	Attr: Beemer Precision Inc	230 New York Dr	Fort Washington	PA	19034	1,302.29
235 New York Drive	Fort Washington	PA	19034	54-00-12187-00-8	809,320	235 New York Drive LP		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,546.43
240 New York Drive	Fort Washington	PA	19034	54-00-12181-00-5	1,728,120	240 New York Avenue Assoc LP		240 New York Dr Ste 1	Fort Washington	PA	19034	3,302.04
245 New York Drive	Fort Washington	PA	19034	54-00-12184-00-2	703,410	Bimahak Realty LP		245 New York Dr	Fort Washington	PA	19034	1,344.06
260 New York Drive	Fort Washington	PA	19034	54-00-12193-00-2	967,700	Horsham Real Estate Group LP		401 Commerce Dr Ste 106	Fort Washington	PA	19034	1,849.05
1650 N Limekiln Pike	Dresher	PA	19025	54-00-05365-00-8	10,546,800	Dreshertown Plaza LP		1301 Lancaster Ave	Berwyn	PA	19312	20,152.52
1657 N Limekiln Pike	Dresher	PA	19025	54-00-10282-00-5	91,800	Leslie Wolner Lederhandler		1657 N Limekiln Pike	Dresher	PA	19025	175.41
1708 N Limekiln Pike	Dresher	PA	19025	54-00-10033-00-2	235,850	Kim Myung Kwan & Yon Sil		1716 Brittany Dr	Maple Glen	PA	19002	450.86
1710 N Limekiln Pike	Dresher	PA	19025	54-00-10032-00-3	530,810	Wendys Old Fashioned Hamburgers	Attr: Property Tax Dept	One Dave Thomas Blvd	Dublin	OH	43017	1,014.26
1711 N Limekiln Pike	Dresher	PA	19025	54-00-10276-00-2	465,430	Hong Heng Suk and Soon Ki		1009 Chapman Cir	Hatfield	PA	19440	889.33
1713 N Limekiln Pike	Dresher	PA	19025	54-00-10273-00-5	768,570	PMIG DPNJ LLC	Attr: Houtan Mostaghim Petroleum Marketing Group	2359 Research Ct	Woodbridge	VA	22192	1,466.56
2038 S Limekiln Pike	Fort Washington	PA	19034	54-00-10270-00-8	374,770	Schmidt, Frederick		1620 Twining Rd, PO Box 67	Dresher	PA	19025	716.10
Office Center Drive	Fort Washington	PA	19034	54-00-16380-50-4	-	502 WOC Properties		625 W Ridge Pike Building C - Ste 102	Censhohocken	PA	19428	-
Office Center Drive	Fort Washington	PA	19034	54-00-12710-00-7	-	AREP Ft Washington LLC	Attr: Artemis Real Estate Partners Llc	887 7th Ave	New York	NY	10108	-
Office Center Drive	Fort Washington	PA	19034	54-00-12706-01-1	-	G & I VI Office Center LLC	Attr: Lynn Minniele	Po Box 121604	Arlington	TX	76012	-
500 Office Center Drive	Fort Washington	PA	19034	54-00-12706-00-2	7,738,500	Brook Wood Philadelphia LLC	Attr: Brookwood Philadelphia II Llc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	14,786.50
501 Office Center Drive	Fort Washington	PA	19034	54-00-12709-00-8	8,592,200	Brook Wood Philadelphia LLC	Attr: Brookwood Philadelphia II Llc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	16,417.73
502 W Office Center Dr	Fort Washington	PA	19034	54-00-16380-00-9	1,969,800	Open Library of Pennsylvania LLC		300 Funston Avenue	San Francisco	CA	94118	3,763.84
600 Office Center Drive	Fort Washington	PA	19034	54-00-12710-01-6	9,738,000	ZCA Fort Washington LLC	Attr: Zeke Capital Advisors Ed Antolan	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	18,607.09
601 Office Center Drive	Fort Washington	PA	19034	54-00-12710-02-5	10,855,250	ZCA Fort Washington LLC	Attr: Zeke Capital Advisors Ed Antolan	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	20,932.97
602 Office Center Drive	Fort Washington	PA	19034	54-00-12710-03-4	10,955,250	ZCA Fort Washington LLC	Attr: Zeke Capital Advisors Ed Antolan	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	20,932.97
469 Pinetown Road	Fort Washington	PA	19034	54-00-13441-00-5	155,500	Hermes Tagalidis & Shopa Sandra		1145 Manor Ave	Coatesville	PA	19320	299.04
510 Pinetown Road	Fort Washington	PA	19034	54-00-13501-00-8	182,800	510 Pinetown Rd Assocs LP		510 Pinetown Rd	Fort Washington	PA	19034	349.28
520 Pinetown Road	Fort Washington	PA	19034	54-00-13498-00-2	206,840	Corstan International LTD		1481 Joel Dr	Ambler	PA	19002	395.22
550 Pinetown Road	Fort Washington	PA	19034	54-00-13495-00-5	5,874,000	Vette III Assoc LP		281 Tabor Rd	Ottsville	PA	16942	11,223.87
575 Pinetown Road	Fort Washington	PA	19034	54-00-13423-00-5	992,510	PPP Assets LLC		75 Columbia Avenue	Cedarhurst	NY	11516	1,896.46
Summit Avenue	Fort Washington	PA	19034	54-00-14467-00-5	39,100	Penn Crest Properties LLC		406 Mantoloking Road	Brick	NJ	08723	74.71
103 Summit Avenue	Fort Washington	PA	19034	54-00-14470-00-2	113,590	Penn Crest Properties LLC		406 Mantoloking Road	Brick	NJ	08723	217.04
Susquehanna Road	Fort Washington	PA	19034	54-00-15058-00-8	105,600	WFP Penland Co LP	Attr: D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	201.78
Susquehanna Road	Fort Washington	PA	19034	54-00-14848-00-2	101,010	Maverick Realty Associates LP		635 Old York Rd 2nd Fl	Jenkintown	PA	19046	193.01
Susquehanna Road	Fort Washington	PA	19034	54-00-14851-03-5	197,540	FW Triangle LP	Attr: BET Investments Inc	200 Dryden Rd Ste 200	Dresher	PA	19025	377.45
Susquehanna Road	Fort Washington	PA	19034	54-00-14851-04-4	913,500	FW Triangle LP	Attr: BET Investments Inc	200 Dryden Rd Ste 200	Dresher	PA	19025	1,745.49
Susquehanna Road	Fort Washington	PA	19034	54-00-14851-05-3	422,670	FW Triangle LP	Attr: BET Investments Inc	200 Dryden Rd Ste 200	Dresher	PA	19025	807.63
1601 Susquehanna Road	Fort Washington	PA	19034	54-00-15065-00-1	212,600	North Wales Water Authority		200 W Walnut St, PO Box 1339	North Wales	PA	19454	406.23
1668 Susquehanna Road	Dresher	PA	19025	54-00-14851-00-8	527,100	Maverick Realty Associates LP		638 Old York Rd 2nd Fl	Jenkintown	PA	19046	1,007.17
1704 Susquehanna Road	Dresher	PA	19025	54-00-14845-00-5	189,900	Marcello Degasione		501 Madison Ave	Fort Washington	PA	19034	305.59
1750 Susquehanna Road	Dresher	PA	19025	54-00-14839-00-2	3,112,060	Murwin Property Mgt Partnership		1752 Limekiln Pike	Dresher	PA	19025	5,846.43

Upper Dublin Township Municipal Authority  
2021 Assessments

1755 Susquehanna Road	Dresher	PA	19025	54-00-15052-00-5	709,780	Robert Wooler Co		1755 Susquehanna Rd	Dresher	PA	19025	1,356.17
Virginia Drive	Fort Washington	PA	19034	54-00-16372-05-3	-	Virginia Drive LP		301 Oxford Valley Rd Ste 702-A	Morrisville	PA	19057	-
Virginia Drive	Fort Washington	PA	19034	54-00-16375-11-3	892,230	Upper Dublin Township		801 Loch Alsh Ave	Fort Washington	PA	19034	1,704.85
Virginia Drive	Fort Washington	PA	19034	54-00-16375-20-3	151,420	Upper Dublin Township		801 Loch Alsh Ave	Fort Washington	PA	19034	289.33
Virginia Drive	Fort Washington	PA	19034	54-00-16377-00-3	555,350	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	1,061.16
Virginia Drive	Fort Washington	PA	19034	54-00-16402-05-9	1,120	LD Acquisition Company 17 LLC		400 Continental Blvd Ste 500	El Segundo	CA	90245	2.14
Virginia Drive	Fort Washington	PA	19034	54-00-16404-10-2	316,570	WFP Pennland Co LP	Attn D Greenbaum Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	604.89
430 Virginia Drive	Fort Washington	PA	19034	54-00-16372-04-4	220,510	Truoco Group LLC		430 Virginia Dr	Fort Washington	PA	19034	421.34
434 Virginia Drive	Fort Washington	PA	19034	54-00-16372-03-5	250,530	Holzhauser Properties LLC		434 Virginia Dr	Fort Washington	PA	19034	478.71
440 Virginia Drive	Fort Washington	PA	19034	54-00-16372-02-6	467,280	Two Girls Investments LLC		1437 Barrison Dr	Ambler	PA	19002	892.87
475 Virginia Drive	Fort Washington	PA	19034	54-00-16389-00-9	3,138,300	Irs Holding LLC & QJW Holdings LLC	Attn: Intercontinental Development	281 Tabor Rd 1st Fl	Ottisville	PA	18942	5,995.57
500 Virginia Drive	Fort Washington	PA	19034	54-00-16375-00-5	14,000,000	Alliance HP Virginia Drive LLC		40 Morris Avenue Ste 230	Bryn Mawr	PA	19010	26,750.79
500 Virginia Drive	Fort Washington	PA	19034	54-00-16375-13-1	836,920	Alliance HP Virginia Drive LLC		40 Morris Avenue Ste 230	Bryn Mawr	PA	19010	1,589.16
520 Virginia Drive	Fort Washington	PA	19034	54-00-16375-12-2	4,107,200	Upper Dublin Township	Attn Finance Director	801 Loch Alsh Ave	Fort Washington	PA	19034	7,847.82
525 Virginia Drive	Fort Washington	PA	19034	54-00-16390-00-8	792,500	Conder FW Real Estate LLC		404 Pennsylvania Ave	Fort Washington	PA	19034	1,514.29
550 Virginia Drive	Fort Washington	PA	19034	54-00-16387-00-2	645,170	550 Virginia Dr LLC	Attn: Rush Geare Inc	550 Virginia Dr	Fort Washington	PA	19034	1,232.77
555 Virginia Drive	Fort Washington	PA	19034	54-00-16393-00-5	656,600	Virginia Pine RE Holdings LLC		555 Virginia Drive	Fort Washington	PA	19034	1,254.81
565 Virginia Drive	Fort Washington	PA	19034	54-00-16396-00-2	1,101,950	Peace Valley Christian Ch		1433 Crosby Dr	Fort Washington	PA	19034	2,105.57
575 Virginia Drive	Fort Washington	PA	19034	54-00-16397-00-1	674,400	VADR LLC		724 Monument Road	Malvern	PA	19355	1,288.62
580 Virginia Drive	Fort Washington	PA	19034	54-00-16375-03-2	2,835,000	Vette Associates II LP		281 Tabor Rd 1st Fl	Ottisville	PA	18942	5,417.04
1005 Virginia Drive	Fort Washington	PA	19034	54-00-04627-00-8	8,305,400	Kulicke and Soffa Industries		1005 Virginia Dr	Fort Washington	PA	19034	15,669.72
1015 Virginia Drive	Fort Washington	PA	19034	54-00-16402-00-5	1,265,000	1015 Virginia Partners LLC		1015 Virginia Drive Ste 220	Fort Washington	PA	19034	2,417.13
1035 Virginia Drive	Fort Washington	PA	19034	54-00-16375-10-4	570,600	Vette Assoc II LP		281 Tabor Rd 1st Fl	Ottisville	PA	18942	1,090.29
1050 Virginia Drive	Fort Washington	PA	19034	54-00-16376-00-4	2,982,400	Bell Telephone Co. of Pa		Po Box 521807	Longwood	FL	32752	5,698.68
1055 Virginia Drive	Fort Washington	PA	19034	54-00-16399-00-8	812,000	Star Maid Group Inc		1055 Virginia Dr	Fort Washington	PA	19034	1,551.55
1075 Virginia Drive	Fort Washington	PA	19034	54-00-16404-00-3	1,615,680	1075 Virginia Drive LLC		1416 Cinnamon Ctr	Fort Washington	PA	19034	3,067.19
1100 Virginia Drive	Fort Washington	PA	19034	54-00-16378-00-2	42,150,000	LSOP 3 PA I LLC	Attn: Greenfield Partners Lio	2 Post Rd West	Westport	CT	06880	80,539.00
1125 Virginia Drive	Fort Washington	PA	19034	54-00-16404-15-6	3,192,900	Virginia Drive Land LLC	C/O Equus Capital Partners LTD	3843 West Chester Pike STE 1203A	Newtown Square	PA	19073	6,100.90
1125 Virginia Drive	Fort Washington	PA	19034	54-00-16404-20-1	430,370	Virginia Drive Land LLC	C/O Equus Capital Partners LTD	3844 West Chester Pike STE 1203A	Newtown Square	PA	19073	822.34
1145 Virginia Drive	Fort Washington	PA	19034	54-00-16404-26-4	744,180	BT Office Center Dr LP	Attn Rhoda Thomas Wawa Inc Corp Accounting Dept	260 W Baltimore Pike	Wawa	PA	19063	1,421.86
1175 Virginia Drive	Fort Washington	PA	19034	54-00-16404-25-5	4,710,050	Spirit Realty Lp		2727 N Harwood Street Ste 300	Dallas	TX	75201	8,999.83
1250 Virginia Drive	Fort Washington	PA	19034	54-00-16384-00-6	1,584,440	Metropolitan 4 LLC		1030 Reed Avenue Ste 100	Wyomissing	PA	19610	3,027.50
1300 Virginia Drive	Fort Washington	PA	19034	54-00-16385-00-4	5,013,650	Maplewood Virginia LLLP	Attn: Avlr Corp-Ex Cen Hooks Ln	6 Reservoir Cir Ste 103	Baltimore	MD	21208	9,579.94
1301 Virginia Drive	Fort Washington	PA	19034	54-00-16386-00-3	3,381,250	Maplewood 1301 LLC		1300 Virginia Dr Ste 205	Fort Washington	PA	19034	6,480.79
1375 Virginia Drive	Fort Washington	PA	19034	54-00-16405-00-2	2,388,450	Robert Heenan & Th Danese		1375 Virginia Dr	Fort Washington	PA	19034	4,563.78
1401 Virginia Drive	Dresher	PA	19025	54-00-10279-00-8	168,840	1401 Virginia Dr LLC		6055 Sheff Ln	Fort Washington	PA	19034	322.04
W. Pennsylvania Avenue	Fort Washington	PA	19034	54-00-13381-00-2	7,700	Anika & Terry L Steen		3201 S 28th St	Philadelphia	PA	19145	14.71
325 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-13406-00-4	805,770	Condor Fort Washington Real Estate	C/O Mercedes Benz of Fort Washington	404 Pennsylvania Avenue	Fort Washington	PA	19034	1,539.64
435 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-13405-00-5	249,870	Brandenburger/Sheridan James		55 Lynn Ave	Oreland	PA	19075	477.44
437 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-13402-00-8	276,980	Brandenburger/Sheridan James		55 Lynn Ave	Oreland	PA	19075	529.25
449 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-13395-00-5	305,180	Living Hope Adoption Agency		449 W Pennsylvania Ave	Fort Washington	PA	19034	583.13
455 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-13393-80-3	2,577,860	455 Office Assoc LP		665 Easton Rd Ste 250	Warrington	PA	18976	4,925.89
467 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-13393-00-6	2,878,890	Welltower						5,500.90
471 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-13390-00-2	450,740	Elliott/Murray/Andrew Goldstein		471 W Pennsylvania Ave	Fort Washington	PA	19034	861.26
475 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-13387-00-5	332,940	475 Pennsylvania Ave FW LLC	Attn: Mmscoll	645 Hamilton St Ste 500	Allentown	PA	18101	636.17
515 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-04353-00-2	4,188,550	515 PA Ave LLC		330 Exeter Rd	Haverford	PA	19041	7,965.14
535 W Pennsylvania Ave	Fort Washington	PA	19034	54-00-08791-00-2	1,141,200	535 Penn Investments LLC		1040 Dekalb Pike	Blue Bell	PA	19422	2,180.57
					290,458,670							565,000.00

**RESOLUTION**

NO. MA-21-0022

**A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR BE MADE IN ACCORDANCE WITH SAID BUDGET; AND PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Directors of the Upper Dublin Township Municipal Authority (“Board”) has received the Executive Director’s budget for the fiscal year beginning January 1, 2022 and ending December 31, 2022, attached hereto as Exhibit “A” and incorporated by reference as if set forth in full; and,

**WHEREAS**, the Board desires to authorize the funding of such benefits and projects, as herein provided.

**NOW, THEREFORE, BE IT RESOLVED** by the Board, as follows:

1. For the purpose of providing the funds necessary and proposed to be expended in the budget of the Upper Dublin Township Municipal Authority for the fiscal year beginning January 1, 2022 and ending December 31, 2022, the budget submitted to the Board for its consideration and approval as set forth as Exhibit “A” attached hereto, is hereby approved, and the available resources and revenues of the Authority are hereby appropriated and set aside for the various expenditures, activities and improvements as set forth in said budget. The appropriation shall be strictly applied for the uses and purposes provided for in said budget.

2. The Board hereby appropriates the sum set forth in the attached budget for the payment of the expenditures established in the approved budget for the fiscal year beginning January 1, 2022 and ending December 31, 2022.

3. The expenditures during the fiscal year beginning January 1, 2022 and ending December 31, 2022, shall be made in accordance with the budget approved by this Resolution, unless otherwise authorized by a duly enacted Resolution of the Authority.

4. All budget amendments and transfers of appropriations budgeted from one account or activity to another within any individual activity for the fiscal year 2021 are hereby ratified.



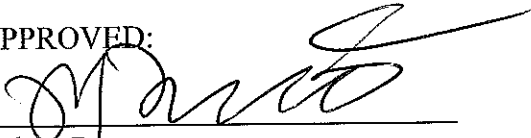
5. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Resolution be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Resolution as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional.

6. This Resolution shall take effect from and after its passage as the law provides.

**DULY PASSED** by the Board of Directors of the Upper Dublin Township Municipal Authority

this 3<sup>rd</sup> day of December, 2021.

APPROVED:



Robert Pesavento  
Chairperson

ATTEST:



Michael Markman,  
Secretary

Exhibit "A"

## Upper Dublin Township Municipal Authority Proposed Operating Budget for 2022

	<u>2018 Revenues</u>	<u>2019 Revenues</u>	<u>2020 Revenues</u>	<u>2021 Budgeted Revenues</u>	<u>2021 Projected Revenues</u>	<u>2022 Proposed Revenues</u>
Assessments	539,201	554,450	555,423	555,000	555,000	525,000
	<u>2018 Expenses</u>	<u>2019 Expenses</u>	<u>2020 Expenses</u>	<u>2021 Budget Expenses</u>	<u>2021 Projected Expenses</u>	<u>2022 Proposed Budget</u>
Salaries	17,775	17,903	18,373	22,000	20,000	22,000
Legal Fees	28,132	21,674	9,141	22,000	20,000	22,000
Project engineer	100,023	109,032	74,793	100,000	60,000	100,000
Maintenance of FRS	30,873	22,996	24,433	32,000	25,000	30,000
Real estate appraisals			2,800	10,000	3,000	10,000
Audit fees	2,500	5,800	6,000	6,000	6,000	6,000
Other consultants	3,189	23,009	9,833	20,000	12,000	20,000
Administrative support/supplies	1,446	1,906	1,892	2,000	1,500	2,000
Miscellaneous				2,000		2,000
Debt Service	140,779	335,898	335,990	339,697	339,697	339,754
Total Expenses	355,250	538,218	483,255	555,697	487,197	553,754
Beginning Balance	(58,060)	125,891	142,123	214,291	214,291	282,094
Net Income	183,951	16,232	72,168	(697)	67,803	(28,754)
Ending Balance	125,891	142,123	214,291	213,594	282,094	253,340

**RESOLUTION**

NO. MA-21-0023

**A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY APPROVING AND ADOPTING THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY'S 2021 ANNUAL REPORT AND 2022 BUSINESS IMPROVEMENT PLAN.**

**WHEREAS**, the Upper Dublin Township Municipal Authority (the "Authority") is a body corporate and politic existing under the laws of the Commonwealth of Pennsylvania pursuant to the Municipality Authorities Act of 1945, as amended (the "Act"), having been duly organized by the Township of Upper Dublin, Montgomery County, Pennsylvania (the "Township"); and

**WHEREAS**, the Authority filed Articles of Incorporation with the Commonwealth of Pennsylvania on October 11, 2016 and Amended Articles of Incorporation on August 3, 2018; and

**WHEREAS**, the Articles of Incorporation contain a statement that Upper Dublin Township has retained the right which exists under the Act to approve any plan of the Authority; and

**WHEREAS**, in order to levy an assessment or charge, the Authority must submit a plan for business improvements and administrative services, together with estimated costs and the proposed method of assessments for business improvements and charges for administrative services to Upper Dublin Township; and

**WHEREAS**, the Board of Directors of the Authority believes it is essential to comply with the above requirements that the Upper Dublin Township Municipal Authority's 2021 Annual Report and 2022 Business Improvement Plan (the "Plan"), attached hereto as Exhibit A, be adopted.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Directors of the Authority that the Plan attached hereto as Exhibit A is hereby approved and adopted.

**IN WITNESS WHEREOF**, we, the undersigned Authorized Officers, have hereunto set our signatures and affixed the Seal of the UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY, Montgomery County, Pennsylvania.

Dated: December 3, 2021

APPROVED:



Robert Pesavento  
Chairperson

ATTEST:



Michael Markman  
Secretary

**Exhibit A**

## **MEMORANDUM**

To: Upper Dublin Township Municipal Authority Members  
From: Paul Leonard, Executive Director  
Date: December 3, 2021  
Re: Year End 2021 Annual Report

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The following provides a summary of 2021 Re-development submittals in the Greater Fort Washington District (GFWD) and the Upper Dublin Township Municipal Authority (UDTMA) Assessment Program, Resolutions, Project Status, and Grant Applications/Awards:

### **Re-Development within GFWD**

Overall in 2021, six (6) properties within the GFWD have proceeded through the Township Land Development process for re-development or expansion, in addition to the site work at 520 Virginia for the relocated Upper Dublin Police Department at the Township Library and Community Center. These projects are at various stages of review and possible approval.

These include:

1. 316 Mid-Rise Apartments on vacant ADP site and adjacent parcels (1125 Virginia Drive)
2. Building Expansion at 350 Commerce Drive, including Trail Easement/local trail construction along frontage with public open space.
3. Presentations and minor land development reviews for 500 Virginia Drive to include front entrance improvements and Trail Easement for Cross County Trail.
4. Proposal for 180 Mid-Rise Apartments at 1250 Virginia Drive with demolition of vacant office building.
5. Redevelopment of 1055 Virginia Drive to Climate Controlled Self Storage Facility with demolition of vacant office building.
6. New owner and occupancy of 425 Delaware Drive Class A Office Building by ACTS Retirement Communities Inc.

### **Assessment Program**

1. Assessments in the amount of \$555,000 for Fiscal Year 2021 were sent to 134 property owners with 100% collection rate.

### **Resolutions**

1. At the December, 2020 meeting, the 2021 Budget was passed via Resolution-20-0019.
2. One (1) Resolution was passed in 2021 by the UDTMA, not including December 2021.

## Projects Status

1. Fort Washington Cross County Trail & Road Diet: Phase 1 advertised in May, 2020.
  - a. Inspection team selection was QCI Group for \$181k after UDTMA consideration of eight (8) proposals and interviews with the top three firms.
  - b. Construction was awarded to the responsible low bidder, James D. Morrissey, for \$3.189 Million. Notice to Proceed was provided on July 20, 2020, with completion scheduled for August, 2021. Engineer Estimate for construction was \$3.21 Million.
  - c. Incorporated NWWA into construction with Reimbursement Agreement to replace water main within project limits.
  - d. Incorporated BCWSA into construction with Reimbursement Agreement to install force main at Commerce & Delaware Drive intersection.
  - e. Completed construction date established as 11/2/21 with Maintenance Bond submitted (18 months for minimum 10% contract price). Final overall construction cost was \$4.00 Million which included approximately \$617K for NWWA Change Order, approximately \$66K for BCWSA Change Order and approximately \$128K for project Change Orders.
2. Zip Ramp Project: Construction Plans were reviewed four (4) times by the PA Turnpike Commission. Offer Sheet for the Required Right of Way from 335 Commerce Drive was sent in October, 2021. NPDES Permit approval was received on 11/4/21. Advertisement is estimated for April 2022, with bid opening May 2022, and selection in June 2022. This will still require a grant extension request.
3. Delaware Dr. Cross County Trail & Road Diet – Construction Plans are being finalized and NPDES permit will be submitted to Montgomery County Conservation District in early 2022. Trail Easements and Temporary Construction Easements being prepared for six (6) properties. Coordination ongoing with SEPTA for layby at 520 Virginia Drive. Project will incorporate NWWA and BCWSA into construction via Reimbursement Agreements for water main replacement and force main installation. Construction estimated to begin in Summer, 2022.
4. Fort Washington Cross County Trail & Road Diet: Phase 3 PennDOT approved Multimodal Transportation Fund grant extension until August, 2024 to complete construction. Construction Plans are being finalized and NPDES permit will be submitted to Montgomery County Conservation District in Fall, 2022 along with Joint USACOE/PA DEP permit for Bodenstein Channel streambank and culvert replacement work. Trail Easements and Temporary Construction Easement are being prepared for three (3) properties. Construction is estimated to begin in Spring, 2023.
5. Dreshertown Road Improvements – Phase 1: Grants executed for design and construction. Preliminary Engineering has begun. Project is advancing through PennDOT process and is beginning Safety Review and Environmental Clearance. Multiple meetings with PennDOT and FHWA have been held to establish a Cemetery Action Plan due to proposed impact to the Dresher Cemetery. In 2019, potential historic and archaeological resources were cleared, which has been commended by PennDOT as unique. As a result, the Scoping Field View has been approved by PennDOT and the Categorical Exclusion Evaluation is being prepared.
6. Camp Hill Road and Virginia Drive Signal: Upon authorization from the Township and UDTMA, the signal design has been submitted to PennDOT twice for review. Montgomery County has awarded \$275k for construction through the County Transportation Fund grant.



7. 520 Virginia Rear Driveway Traffic Impact Analysis: Boles Smyth prepared and presented to the the BOC in October, 2021 regarding an analysis of potential traffic impacts around the GFWD, assuming public use is authorized for the rear driveway.

**Grant Awards** - \$625,000 Awarded for Two (2) Projects:

1. \$275,000 Montgomery County Transportation Grant awarded October 2021 for Virginia Drive & Camp Hill Road Signalization project.
2. \$350,000 PA DCED Multimodal Transportation Fund Grant awarded for construction Fort Washington Cross County Trail & Road Diet Phase 3 project.

**Operations**

1. Municipal Authority met its assumed obligations for maintenance, operations and required inspections of both the Rapp Run and Pine Run Flood Retarding dams.
2. Municipal Authority secured and was subject to a complete independent Audit for 2020 with no findings or exceptions. A copy of the Concise Financial Statement for 2020 is attached to this report.

UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY  
CONCISE FINANCIAL STATEMENT  
DECEMBER 31, 2020

CONDENSED STATEMENT OF NET POSITION

ASSETS

Current Assets	\$ 4,569,498
Net Capital Assets	<u>3,671,294</u>
Total Assets	<u>\$ 8,240,792</u>

LIABILITIES AND NET POSITION

Current Liabilities	\$ 414,864
Long-Term Debt (Last Maturity 2043)	5,655,000
Net Investments in Fixed Assets	717,073
Unrestricted Net Position	<u>1,453,855</u>
Total Liabilities and Net Position	<u>\$ 8,240,792</u>

STATEMENT OF NET POSITION  
FOR THE YEAR ENDED DECEMBER 31, 2020

Balance, January 1, 2020	\$ 1,436,312
Add: Excess of Revenues Over Expenditures	<u>734,616</u>
Balance, December 31, 2020	<u>\$ 2,170,928</u>

CONDENSED STATEMENT OF OPERATIONS  
FOR THE YEAR ENDED DECEMBER 31, 2020

Operating Revenues	\$ 555,423
Operating, Administrative and Depreciation Expenses	<u>190,056</u>
Operating Income	<u>365,367</u>
Non-operating Revenues	
Investment Income	32,971
Interest Expense	(160,990)
Grants	<u>497,268</u>
Total Non-operating Revenues	<u>369,249</u>
Increase in Net Position	734,616
Net Position, Beginning of Year	<u>1,436,312</u>
Net Position, End of Year	<u>\$ 2,170,928</u>

The audit report by an independent certified public accountant is available for inspection at the office of the Authority during regular business hours.

December 3, 2021

**Upper Dublin Township Municipal Authority Business Improvement Plan for 2022  
to the Board of Commissioners of Upper Dublin Township**

**Mission**

The purpose of the Upper Dublin Township Municipal Authority (UDTMA) is to obtain and finance working capital, acquire, hold, construct, improve, maintain and operate, own or lease, either in the capacity of lessor or lessee, projects within the service area of the UDTMA, of the following kind and character:

- (a) Transportation for all defined modes, marketing, transit service and safety improvement utilizing all resources necessary to construct and maintain roadway improvements, bridges, traffic regulation devices, bicycle/pedestrian trails and amenities including but not limited to landscaping/trees, special signage, and street/area lighting.
- (b) Storm water and flood control planning, management and implementation.
- (c) General economic development and marketing for the Fort Washington Office Center Park recently rezoned as the Greater Fort Washington District.

**Attendance**

The UDTMA held 12 public meetings in 2021 on the first Friday of every month except July and September when the meeting was held on the second Friday due to the July 4<sup>th</sup> and Labor Day holidays. The January meeting was primarily a re-organization meeting with the appointments of Offices, Directors, Engineer, Solicitor and Open Records Officer. Attendance at the meetings by members was high for the year with Mr. Markman missing one meeting, Mr. Diehl missing two meetings, Mr. Danaher missing two meetings and Mr. Griffin missing one meeting. Attendance by the Executive Director, Finance Director, Solicitor's Office and Engineer was nearly 100% with Mr. Leonard missing two meetings.

**Financial Matters**

In 2018, the UDTMA issued \$6,000,000 of guaranteed revenue notes to fund certain capital improvement construction projects identified as Priority One projects on the attached "Exhibit A." To finance the annual debt service on the notes and the UDTMA's operating expenses, an assessment is levied on all properties within the UDTMA service area based upon the assessed value of each property, as determined by the assessment of record in the county assessment office on the date such assessments are levied. In 2021, the UDTMA obtained \$625k in grant funds to finance future projects.

## **Capital Projects**

Construction of the Fort Washington Cross County Trail & Road Diet – Phase 1 project began in July, 2020 and completed in November, 2021. This is the fifth of several Priority One projects within the UDTMA jurisdiction funded by the \$6,000,000 revenue notes and through grant funding.

## **Budget**

Funding from the annual assessment also supports the UDTMA's operating costs. Both the Directors and the Board of Commissioners approved the UDTMA's 2021 operating budget and will approve the 2022 operating budget. The UDTMA is projected to have a year-end operating fund balance totaling \$283,994 at December 31, 2021. All revenues and expenditures are subject to an independent CPA audit, with a report filed with the Township and the Commonwealth, and available to both the Board of Commissioners and any member of the public.

## **Transparency**

All meetings of the UDTMA were open to the public and live broadcast or live Zoom and are all available on the Township's website of video archives. There were no Right to Know Law Requests related to the UDTMA during 2021. The UDTMA is committed to not only complying with the Right to Know Law and the Sunshine Law, but communicating with property owners, businesses and employees within the UDTMA area via multiple means through 2022.

## **Municipal Authority Priority List and 2022 Projects**

The Board of Commissioners and any interested parties are advised that the UDTMA works and focuses routinely on the attached priority list, currently dated November 22, 2021. This color-coded spreadsheet shows both the priorities, funding sources and current status of project designed to meet the mission statement at the beginning of this report. The UDTMA welcomes public participation in both their meetings and by comments to them in written format.

The Municipal Authority will continue to foster and support economic development and reinvestment in the Office Park.

Exhibit A  
Municipal Authority Priority List and 2022 Projects

**TOWNSHIP FUNDED CAPITAL IMPROVEMENTS**

**WITHIN THE MUNICIPAL AUTHORITY BOUNDARY**

Description	TOTAL PROJECT COST (Millions)	Grant Funding Awarded (Millions)	Developer Reimbursement (Millions)	Utility Reimbursement (Millions)	Twp/Auth Obligation (Millions)	Construction Start Date	Construction End Date
PINE RUN & RAPP RUN FLOOD RETARDING STRUCTURES	\$14.819	11.569			3.250	2013	2015
VIRGINIA DRIVE PINE RUN BRIDGES RECONSTRUCTION	\$6.234	4.430			1.804	06/2016	07/2017
VIRGINIA DRIVE RAPP RUN CULVERT RECONSTRUCTION	\$1.638	0.400			1.238	03/2017	07/2017
VIRGINIA DRIVE ROAD DIET & TRAIL	\$1.491	1.000			0.491	09/2017	06/2018*
CROSS COUNTY TRAIL - FINAL SEGMENT	\$1.299	1.019			0.280	10/2019	09/2020
WASHINGTON CROSS COUNTY TRAIL & ROAD DIET - PHASE 1	\$4.895	3.541	0.300	0.683	0.371	07/2020	11/2021
DRESHER TRIANGLE CONCEPT DESIGN	\$0.062			0.062	0.000	N/A	N/A
<b>TOTAL</b>	<b>\$30.438</b>	<b>\$21.959</b>	<b>\$0.300</b>	<b>\$0.745</b>	<b>\$7.435</b>		

**CAPITAL IMPROVEMENTS WITHIN THE MUNICIPAL AUTHORITY BOUNDARY**

Description	OPINION OF PROBABLE COST (Millions)	Committed Project Estimates (Millions)	2015-2020 Awarded (Millions)	2021 Grant Awarded (Millions)	Developer Contribution (Millions)	Municipal Auth Obligation (Millions)	Municipal Auth Committed (Millions)
URNPIKE ZIP RAMP FROM PA 309 INTERCHANGE - PHASE 2	\$2.750	2.750	2.038		0.4	0.312	0.312
URNPIKE ZIP RAMP FROM PA 309 INTERCHANGE - PHASE 3	\$4.280	4.280	0.325			3.955	3.955
ARE DR CROSS COUNTY TRAIL & ROAD DIET - MIDDLE SECTION	\$4.600	4.600	2.100			2.500	2.500
DRESHERTOWN RD IMPROVEMENTS - PHASE 1 DESIGN	\$0.400	0.400	0.250			0.150	0.150
DRESHERTOWN RD IMPROVEMENTS - PHASE I CONSTR.	\$4.250	4.250	3.392			0.858	0.858
VIRGINIA DRIVE & CAMPBILL ROAD SIGNALIZATION	\$0.525	0.525		0.275	0.125	0.125	0.125
RE DRIVE BRIDGE SUPERSTRUCTURE REPLACEMENT & REPAIRS	\$1.250	1.250	1.000			0.250	0.250
<b>THIRTY 1 PROJECTS OPINION OF PROBABLE COST TOTALS</b>	<b>\$18.055</b>	<b>\$18.055</b>	<b>\$9.105</b>	<b>\$0.275</b>	<b>\$0.525</b>	<b>\$8.150</b>	<b>\$8.150</b>

PLETION OF VIRGINIA DRIVE INTERCHANGE PRELIM. ENG.	\$1.600					1.600	
ETION OF VIRGINIA DRIVE INTERCHANGE LAND ACQUISITION	\$1.500					1.500	
TRUCT LOCAL TRAIL CONNECTIONS TO CROSS COUNTY TRAIL	\$0.250		0.015			0.235	
ONSTRUCT A LINEAR PARK ALONG CROSS COUNTY TRAIL	\$4.300					4.300	
JECT PINETOWN ROAD BOULEVARD WITH LANDSCAPED MEDIAN	\$1.800					1.800	
GATEWAY ENTRANCE ENHANCEMENTS	\$0.250					0.250	
IFORM WARRANT ANALYSIS FOR PINETOWN & HIGHLAND	\$0.025					0.025	
COMPLETE RAPP RUN CREEK REVITALIZATION	\$0.750					0.750	
COMPLETE PINE RUN CREEK REVITALIZATION - STAGE I	\$0.500					0.500	
SEY, NEW YORK & MARYLAND ROADWAY RECONSTRUCTIONS	\$2.750					2.750	
<b>THIRTY 2 PROJECTS OPINION OF PROBABLE COST TOTALS</b>	<b>\$13.725</b>	<b>\$0.000</b>	<b>\$0.015</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$13.710</b>	<b>\$0.000</b>

DRESHER TRIANGLE ROADWAY IMPROVEMENTS - STAGE III	\$4.000	TO BE SUBMITTED FOR DVRPC TRANS. IMPROVEMENT PROGRAM (TIP)					4.000	
LANDSCAPED MEDIANS ON COMMERCE, DELAWARE & VIRGINIA	\$0.150					0.150		
PEDESTRIAN LIGHTING ALONG CROSS COUNTY TRAIL & PINETOWN	\$1.000					1.000		
GRADE HIGHLAND AVENUE APPROACH TO CAMPBILL ROAD	\$0.350					0.350		
ADDITIONAL LOCAL TRAIL CONNECTIONS TO CROSS COUNTY TRAIL	\$0.250					0.250		
COMPLETE PINE RUN CREEK REVITALIZATION - STAGE II	\$0.750					0.750		
LL ROADWAY RECONSTRUCTION & BRIDGE RECONSTRUCTION*	\$3.250					3.250		
INSTALL LANDSCAPING ENHANCEMENTS TO OPEN VISTAS	\$0.750					0.750		
<b>THIRTY 3 PROJECTS OPINION OF PROBABLE COST TOTALS</b>	<b>\$10.500</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$10.500</b>		

HOWEVER, DELAWARE DR & CAMPBILL RD RECONSTRUCTION TO WIDEN AND/OR PROVIDE PEDESTRIAN/TRAIL AMENITIES WOULD BE ELIGIBLE FOR ASSESSMENT. REPLACEMENT OF THE STRUCTURES IN-KIND IS THE RESPONSE.

**NON-CAPITAL IMPROVEMENT PROJECTS**

DESCRIPTION	2022 BUDGET	DESCRIPTION
ECTOR & FINANCE DIRECTOR	0.022	ENHANCED LEVEL OF SERVICES (ROADS, LIGHTING, TRAILS & TRASH, ETC.)
THORITY SOLICITOR SERVICES	0.022	OPERATE SHUTTLE SERVICE TO/FROM SEPTA REGIONAL RAIL STATION
THORITY ENGINEER SERVICES	0.100	DEVELOP LOGO AND POTENTIAL RE-BRANDING CAMPAIGN
THORITY ACCOUNTANT SERVICES - AUDIT	0.006	ESTABLISH FLOWERS, TREES, SHRUBS SPECIES LIST
		REPAIR/REPLACE/REPLACE FOR PRIVATE PROPERTY DAMAGE

THESE ITEMS ARE SUBJECT TO THE DISCRETION OF THE TOWNSHIP ENGINEER.

**RESOLUTION**

NO. MA-22-0024

**A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP  
MUNICIPAL AUTHORITY IMPOSING ANNUAL  
ASSESSMENTS ON REAL PROPERTY WITHIN ITS  
SERVICE AREA.**

**WHEREAS**, the Upper Dublin Township Municipal Authority (“Authority”) is authorized by the Municipality Authorities Act, 53 Pa. C.S.A. §§ 5601-5623 (“Act”) to impose an assessment on each benefited property within a business improvement district for the purpose of providing for the payment of the expenses of the Authority, and the construction, improvement, repair, maintenance and operation of its facilities and properties, among other permitted purposes;

**WHEREAS**, the Authority adopted a Business Improvement Plan and Budget for 2022 through the adoption of Resolution No. MA-21-0023 and Resolution No. MA-21-0022, respectively, on December 3, 2021;

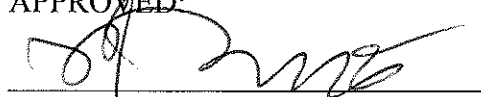
**WHEREAS**, in accordance with provisions of the Act, the Authority has calculated assessments on individual properties by multiplying the total improvement and service cost by the ratio of the 2022 assessed value for real estate tax purposes of the benefited property to the total assessed value of all benefited properties in the Service Area, as reflected by the records of the Montgomery County Board of Assessment Appeals as of January 1, 2022;

**AND WHEREAS**, this method of calculating assessments based on the Montgomery County assessed values of the properties as of January 1, 2022 has been used as specifically authorized by § 5607(d)(27)(i)(A) of the Act, for the purposes of determining reasonable and uniform rates of apportionment, and individual assessments shall not subsequently be adjusted as the result of any tax assessment appeals or settlements which are finalized after January 1, 2022.

**NOW, THEREFORE, BE IT RESOLVED** by the Board, that assessments be imposed upon the properties within the Service Area of the Upper Dublin Township Municipal Authority as set forth in the chart attached hereto at Exhibit “A”.

**DULY PASSED** by the Board of Directors of the Upper Dublin Township Municipal Authority this 4th day of February, 2022.

APPROVED:

  
Robert Pesavento  
Chairperson

ATTEST:


  
Paul A. Leonard,  
Executive Director

Exhibit "A"

2022 Assessment Property List



Upper Dublin Township Municipal Authority  
2022 Assessments

Address	City	State	Zip	Parcel	Property Assessment	Owner	Attn	Street	City	State	Zip	2022 Assessment
101 Bethlehem Pike	Fort Washington	PA	19034	54-00-02188-00-8	294,060	Presidential Realty Partners LP	Attn: Td Bank Na Tr Canada Trust Lease & Tax Admin	1633 Old York Rd Unit 2F	Jenkintown	PA	19046	544,84
105 Bethlehem Pike	Fort Washington	PA	19034	54-00-02181-00-5								
106 Bethlehem Pike	Fort Washington	PA	19034	54-00-02377-00-8	342,360	Murray Goldstein		260 West Baltimore Pike	Media	PA	19063	634,09
115 Bethlehem Pike	Fort Washington	PA	19034	54-00-02184-00-2	882,330	INU Properties LP		115 Bethlehem Pike	Fort Washington	PA	19034	1,397,15
123 Bethlehem Pike	Fort Washington	PA	19034	54-00-02187-00-3	65,480	Wilbert Family Partnership LTD		1281 Hoffman Road	Amble	PA	19034	156,28
Camp Hill Road	Fort Washington	PA	19034	54-00-03544-00-2	500,950	WFP Pennland Co LP	Attn: Brookfield Properties	4 World Financial Cir 14th Fl	New York	NY	10281	927,82
585 Camp Hill Road	Fort Washington	PA	19034	54-00-03820-00-8	368,730	WFP Pennland Co LP	Attn: Brookfield Properties	4 World Financial Cir 14th Fl	New York	NY	10281	728,61
1035 Camp Hill Road	Fort Washington	PA	19034	54-00-03529-00-8	548,250	WFP Pennland Co LP	Attn: Brookfield Properties	4 World Financial Cir 14th Fl	New York	NY	10281	1,015,43
1035 Camp Hill Road	Fort Washington	PA	19034	54-00-03532-00-5	777,000	Will, Daniel F		1035 Camp Hill Rd	Fort Washington	PA	19034	1,439,10
1095 Camp Hill Road	Fort Washington	PA	19034	54-00-04388-00-8	1,080,000	Mar Thomas Church		1035 Camp Hill Rd	Fort Washington	PA	19034	
Commerce Drive	Fort Washington	PA	19034	54-00-04389-00-5	14,470	WFP Pennland Co LP	Attn: Brookfield Properties	1085 Campbell Road	Fort Washington	PA	19034	2,200,30
Commerce Drive	Fort Washington	PA	19034	54-00-04398-00-5	1,050	BOWASA		4 World Financial Cir 14th Fl	New York	NY	10281	26,80
135 Commerce Drive	Fort Washington	PA	19034	54-00-04388-00-8	2,488,600	135 Commerce Inc PA Corp		1275 Amshouse Rd	Warrington	PA	18978	1,94
155 Commerce Drive	Fort Washington	PA	19034	54-00-04387-00-7	792,500	FAB Holdings LLC		135 Commerce Dr	Fort Washington	PA	19034	4,609,20
175 Commerce Drive	Fort Washington	PA	19034	54-00-04372-00-2	1,540,710	Pomona Real Estate LLLP		155 Commerce Dr	Fort Washington	PA	19034	1,487,81
185 Commerce Drive	Fort Washington	PA	19034	54-00-04375-00-8	1,963,500	CH3 Holdings PA LLC		404 Pennsylvania Avenue	Fort Washington	PA	18034	2,853,59
220 Commerce Drive	Fort Washington	PA	19034	54-00-04395-00-5	3,380,000	Brookwood Philadelphia LLC	Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners	186 Commerce Dr Ste 1	Fort Washington	PA	19034	3,638,66
230 Commerce Drive	Fort Washington	PA	19034	54-00-04389-00-4	4,428,720	Brookwood Philadelphia LLC	Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	6,280,19
270 Commerce Drive	Fort Washington	PA	19034	54-00-04402-00-3	3,595,910	LSOP 3 PA 6 LLC	Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners	72 Cherry Hill Dr	Beverly	MA	01915	9,202,55
275 Commerce Drive	Fort Washington	PA	19034	54-00-04371-00-2	2,588,720	Vihar F W LP	Attn: Greenfield Partners Lp	270 Commerce Dr Ste 101	Fort Washington	PA	19034	6,641,56
285 Commerce Drive	Fort Washington	PA	19034	54-00-04405-00-5	828,500	990 Commerce Realty LLC		2 Post Rd West	Westport	CT	06880	4,794,64
290 Commerce Drive	Fort Washington	PA	19034	54-00-04383-00-1	7,093,000	LSOP 3 PA 2 LLC		285 Commerce Dr	Fort Washington	PA	19034	1,530,78
335 Commerce Drive	Fort Washington	PA	19034	54-00-04408-00-2	387,840	Union Electric Contracting Co.	Attn: Turnmark Financial Credit Union	335 Commerce Dr	Fort Washington	PA	19034	13,026,01
350 Commerce Drive	Fort Washington	PA	19034	54-00-04411-00-8	955,400	Commerce Drive Realty LLC		330 Commerce Dr	Fort Washington	PA	19034	738,85
375 Commerce Drive	Fort Washington	PA	19034	54-00-04384-00-9	14,281,480	LCN-LINK Folsom Multi LLC	C/O LTF Real Estate Co Inc: Andrea Erikson	333 E Cny Ave Ste 803	Bala Cynwyd	PA	19004	1,788,92
390 Commerce Drive	Fort Washington	PA	19034	54-00-04414-00-5	105,880	990 Commerce Realty LLC		2902 Corporate Pl	Chantassen	MN	55317	28,451,08
401 Commerce Drive	Fort Washington	PA	19034	54-00-04387-00-5	2,718,000	Hartsville Real Estate Group		270 Commerce Dr Ste 101	Fort Washington	PA	19034	198,57
410 Commerce Drive	Fort Washington	PA	19034	54-00-04417-00-2	1,031,800	Hare Group II	Attn: Joann Smith-Guides	401 Commerce Dr Ste 108	Fort Washington	PA	19034	5,034,08
414 Commerce Drive	Fort Washington	PA	19034	54-00-04420-00-8	2,471,700	414 Commerce Realty LLC		715 Twinning Rd Ste 214	Dresher	PA	19026	1,811,03
425 Commerce Drive	Fort Washington	PA	19034	54-00-04390-00-2	2,146,600	425 Associates LP		5205 Millia Hill Road STE 200	Plymouth Meeting	PA	19462	4,577,80
455 Commerce Drive	Fort Washington	PA	19034	54-00-03444-00-2		S & R Jay Realty LLC		425 Commerce Dr Ste 200	Fort Washington	PA	19034	3,973,83
455 Commerce Drive	Fort Washington	PA	19034	54-00-03447-00-8	142,910	S & R Jay Realty LLC		485 Commerce Dr	Fort Washington	PA	19034	
Delaware Avenue	Fort Washington	PA	19034	54-00-04624-00-1	100,000	Upper Dublin Township		485 Commerce Dr	Fort Washington	PA	19034	284,89
Delaware Avenue	Fort Washington	PA	19034	54-00-04624-00-9	196,980	Upper Dublin Township		370 Commerce Drive	Fort Washington	PA	19034	185,21
	Fort Washington	PA	19034	54-00-04624-00-9				370 Commerce Drive	Fort Washington	PA	19034	364,83

Upper Dublin Township Municipal Authority  
2022 Assessments

Address	City	State	Zip	Parcel	Property Assessment	Owner	Attn	Street	City	State	Zip	2022 Assessment
420 Delaware Avenue	Fort Washington	PA	19034	54-00-04821-00-5	6,744,000	ACTS Management Services Inc		420 Delaware Avenue	Fort Washington	PA	19034	12,480.75
425 Delaware Avenue	Fort Washington	PA	19034	54-00-04619-00-8	668,070	425 Delaware Associates LP		425 Delaware Rd	Fort Washington	PA	19034	1,274.39
455 Delaware Avenue	Fort Washington	PA	19034	54-00-04625-00-1	387,810	Bucks County Water & Sewer		1275 Almshouse Rd	Fort Washington	PA	19034	718.27
465 Delaware Avenue	Fort Washington	PA	19034	54-00-04824-00-2	304,660	Upper Dublin Township		370 Commerce Drive	Fort Washington	PA	19034	654.08
Dreshertown Road	Dresher	PA	19029	54-00-05167-01-7	182,300	Upper Dublin Township		370 Commerce Drive	Fort Washington	PA	19034	337.84
Dreshertown Road	Dresher	PA	19029	54-00-05167-02-5	88,180	Concor Fort Washington Real Est		464 Fernsylvan Ave	Fort Washington	PA	19034	165.92
1401 Dreshertown Road	Fort Washington	PA	19034	54-00-05556-00-9	1,987,220	Alliant Concrete & Supply		1725 Limestone Pike	Dresher	PA	19029	345.94
1422 Dreshertown Road	Dresher	PA	19029	54-00-05682-00-2	2,879,810	Panoga Real Estate LLC		404 Pennsylvan Avenue	Fort Washington	PA	19034	2,857.83
1494 Dreshertown Road	Dresher	PA	19029	54-00-05788-00-5	281,740	1494 Dreshertown Road LLC		1233 Haddonfield Basin Rd	Fort Washington	PA	19034	484.78
101 Fl Washington Ave	Fort Washington	PA	19034	54-00-06448-00-5	454,870	Dresher Care Group LLC		1080 SW Mt Bachelor Drive STE 200	Beard	OR	97102	5,816.99
165 Indiana Avenue	Fort Washington	PA	19034	54-00-11734-00-8	1,801,700	Virginia M & Jay H. Schell		1315 N Konyak Rd	Willcox	AZ	85643	805.43
400 Maryland Drive	Fort Washington	PA	19034	54-00-11731-00-5	894,190	JMJ Properties		1320 E Butler Pike	Ambler	PA	19002	1,222.16
425 Maryland Drive	Fort Washington	PA	19034	54-00-11734-00-2	1,905,059	Timaroy Knox Haason & Weiland		403 Maryland Dr, PO Box 7544	Fort Washington	PA	19034	2,896.55
455 Maryland Drive	Fort Washington	PA	19034	54-00-11734-00-9	89,200	Donelf & June Feith		425 Maryland Dr	Fort Washington	PA	19034	1,637.63
460 Maryland Drive	Fort Washington	PA	19034	54-00-11734-00-1	52,650	465 Properties LP		465 Maryland Dr	Fort Washington	PA	19034	9,628.40
465 Maryland Drive	Fort Washington	PA	19034	54-00-11737-00-8	1,400,009	465 Properties LP		465 Maryland Dr	Fort Washington	PA	19034	1,638.26
470 Maryland Drive	Fort Washington	PA	19034	54-00-11737-00-5	915,000	North Wales Water Authority		200 W Weighul St, PO Box 1339	North Wales	PA	19454	97.33
500 Maryland Drive	Fort Washington	PA	19034	54-00-11729-00-6	3,002,380	OMT Properties LP		P O Box 1011	Fort Washington	PA	19034	2,592.98
270 New Jersey Drive	Fort Washington	PA	19034	54-00-12178-00-8	974,360	The McKean Family LP		470 Maryland Dr	Fort Washington	PA	19034	1,894.70
275 New Jersey Drive	Fort Washington	PA	19034	54-00-12175-00-2	1,642,170	WP Fort Washington LP		800 Maryland Dr	Fort Washington	PA	19034	5,590.75
230 New York Drive	Fort Washington	PA	19034	54-00-12190-00-5	891,650	Amy Gillin & Michelle Brody		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,804.68
235 New York Drive	Fort Washington	PA	19034	54-00-12187-00-8	809,820	NJD Realty Associates LP		270 Commerce Dr Ste 101	Fort Washington	PA	19034	3,041.51
240 New York Drive	Fort Washington	PA	19034	54-00-12181-00-5	1,728,120	Myer Realty Associates LP		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,252.32
245 New York Drive	Fort Washington	PA	19034	54-00-12184-00-2	703,410	235 New York Drive LP		240 New York Dr Ste 1	Fort Washington	PA	19034	3,200.70
250 New York Drive	Fort Washington	PA	19034	54-00-12198-00-2	967,700	240 New York Avenue Assoc LP		240 New York Dr	Fort Washington	PA	19034	1,302.81
1850 N Limestone Pike	Dresher	PA	19029	54-00-05365-00-9	10,546,800	Brimak Realty LP		401 Commerce Dr Ste 103	Fort Washington	PA	19034	1,792.30
1857 N Limestone Pike	Dresher	PA	19029	54-00-10282-00-5	81,800	Horsham Real Estate Group LP		120 N Pointe Blvd, Suite 301	Lancaster	PA	17601	19,594.02
1708 N Limestone Pike	Dresher	PA	19029	54-00-10603-00-2	235,650	Dresher AM West TIC LLC		1657 N Limestone Pike	Dresher	PA	19029	170.03
1710 N Limestone Pike	Dresher	PA	19029	54-00-10632-00-3	500,810	Leslie Weber Leisendorfer		1701 Cottman Avenue	Philadelphia	PA	19111	436.82
1711 N Limestone Pike	Dresher	PA	19029	54-00-10276-00-2	466,430	Wendys OK Fashioned Hamburgers		One Dave Thomas Blvd	Dublin	OH	43017	983.13
1718 N Limestone Pike	Dresher	PA	19029	54-00-10278-00-5	788,570	Hong Heng Suk and Soon Ki		1009 Chapman Cir	Hatfield	PA	19140	862.04
2038 S Limestone Pike	Fort Washington	PA	19034	54-00-10270-00-6	374,170	PJMG DPNJ LLC		2359 Research Ct	Woodbridge	VA	22192	1,423.49
Office Center Drive	Fort Washington	PA	19034	54-00-16390-50-4	-	Schmitt, Fredrick		1820 Twining Rd, PO Box 87	Dresher	PA	19029	694.12
Office Center Drive	Fort Washington	PA	19034	54-00-12719-00-7	-	502 WOC Properties		625 W Ridge Pike Building C - Ste 102	Censhocken	PA	19428	-
	Fort Washington	PA	19034	54-00-12719-00-7	-	AREP Fl Washington LLC		887 7th Ave	New York	NY	10108	-

Upper Dublin Township Municipal Authority  
2022 Assessments

Address	City	State	Zip	Parcel	Property Assessment	Owner	Attn	Street	City	State	Zip	2022 Assessment
Office Center Drive	Fort Washington	PA	19034	54-00-12706-01-1	-	G & I VI Office Center LLC	Attn: Lynn Minicel	Po Box 121004	Adelton	TX	79812	-
500 Office Center Drive	Fort Washington	PA	19034	54-00-12706-00-2	7,739,200	Brook Wood Philadelphia LLC	Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	14,382.69
501 Office Center Drive	Fort Washington	PA	19034	54-00-12706-00-8	8,692,200	Brook Wood Philadelphia LLC	Attn: Brookwood Philadelphia II Llc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	15,973.85
502 W Office Center Dr	Fort Washington	PA	19034	54-00-16390-00-9	1,959,600	Open Library of Pennsylvania LLC		300 Funston Avenue	San Francisco	CA	94118	3,845.32
500 Office Center Drive	Fort Washington	PA	19034	54-00-12710-01-8	8,739,000	ZCA Fort Washington LLC	Attn: Zake Capital Advisors Ed Ambian	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	18,205.02
601 Office Center Drive	Fort Washington	PA	19034	54-00-12710-02-5	10,955,250	ZCA Fort Washington LLC	Attn: Zake Capital Advisors Ed Ambian	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	20,280.52
602 Office Center Drive	Fort Washington	PA	19034	54-00-12710-03-4	10,955,250	ZCA Fort Washington LLC	Attn: Zake Capital Advisors Ed Ambian	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	20,280.52
468 Phelown Road	Fort Washington	PA	19034	54-00-13441-00-5	168,500	Hermes Tagelidis & Shoya Sandra		1145 Menor Ave	Coatesville	PA	19320	295.88
510 Phelown Road	Fort Washington	PA	19034	54-00-13441-00-8	192,800	510 Phelown Rd Assoc LP		PO Box 1220	Pico Rivera	CA	90660	336.57
520 Phelown Road	Fort Washington	PA	19034	54-00-13441-00-5	208,840	Costan International LTD		1481 Jbal Dr	Amherst	PA	19002	363.09
560 Phelown Road	Fort Washington	PA	19034	54-00-13441-00-5	5,874,000	Veils II Assoc LP		550 Phelown Road Ste 160	Fort Washington	PA	19034	10,879.40
575 Phelown Road	Fort Washington	PA	19034	54-00-13441-00-5	992,510	PPP Assets LLC		79 Columbia Avenue	Cedarhurst	NY	11516	1,839.25
Summit Avenue	Fort Washington	PA	19034	54-00-1467-00-5	99,100	Plain Crest Properties LLC		403 Richmond Avenue STE 102	PT Pleasant Beach	NJ	08742	72.42
103 Summit Avenue	Fort Washington	PA	19034	54-00-1467-00-2	113,680	Plain Crest Properties LLC		403 Richmond Avenue STE 102	PT Pleasant Beach	NJ	08742	270.38
Susquehanna Road	Fort Washington	PA	19034	54-00-1467-00-2	165,600	WPP Pennland Co LP		4 World Financial Cir 14th Fl	New York	NY	10281	185.89
Susquehanna Road	Fort Washington	PA	19034	54-00-1467-00-2	101,010	Maverick Realty Associates LP	Attn: Broadfield Properties	898 Old York Rd 2nd Fl	Jenkintown	PA	19046	187.08
Susquehanna Road	Fort Washington	PA	19034	54-00-1467-00-2	197,540	ISP Holdings PA LLC		100 Tournament Drive STE 225	Horsham	PA	19044	365.87
Susquehanna Road	Fort Washington	PA	19034	54-00-1467-00-4	913,500	FW Triangle LP	Attn: BET Investments lbc	203 Dryden Rd Ste 200	Dresher	PA	19025	1,691.92
Susquehanna Road	Fort Washington	PA	19034	54-00-1467-00-3	422,070	FW Triangle LP	Attn: BET Investments inc	200 Dryden Rd Ste 200	Dresher	PA	19025	782.84
1658 Susquehanna Road	Fort Washington	PA	19034	54-00-1467-00-3	212,600	North Wales Water Authority		200 W Walnut St PO Box 1339	North Wales	PA	19454	392.78
1668 Susquehanna Road	Dresher	PA	19025	54-00-1467-00-8	527,100	Maverick Realty Associates LP		838 Old York Rd 2nd Fl	Jenkintown	PA	19046	975.25
1704 Susquehanna Road	Dresher	PA	19025	54-00-1467-00-5	159,800	Marcello Degasfino		1189 Horseham Road	Amble	PA	19002	268.16
1750 Susquehanna Road	Dresher	PA	19025	54-00-1467-00-2	3,112,660	Minwin Property Mgt Partnership		1758 Limestone Pike	Dresher	PA	16225	5,763.93
1755 Susquehanna Road	Dresher	PA	19025	54-00-1467-00-5	709,570	Robert Woelke Co		1758 Limestone Rd	Dresher	PA	19025	1,314.85
Virginia Drive	Fort Washington	PA	19034	54-00-16372-05-3	-	Virginia Drive LP		301 Oxford Valley Rd Ste 702-A	Morrisville	PA	19025	-
Virginia Drive	Fort Washington	PA	19034	54-00-16372-05-3	882,230	Upper Dublin Township		801 Loch Aich Ave	Fort Washington	PA	19034	1,652.82
Virginia Drive	Fort Washington	PA	19034	54-00-16372-00-3	151,420	Upper Dublin Township		801 Loch Aich Ave	Fort Washington	PA	19034	280.45
Virginia Drive	Fort Washington	PA	19034	54-00-16372-00-3	555,550	WFP Pennland Co LP	Attn: Brookfield Properties	4 World Financial Cir 14th Fl	New York	NY	10281	1,028.69
Virginia Drive	Fort Washington	PA	19034	54-00-16402-05-9	1,120	LD Acquisition Company 17 LLC		400 Continental Blvd Ste 500	El Segundo	CA	90245	2.07
430 Virginia Drive	Fort Washington	PA	19034	54-00-16402-05-9	316,570	Virginia Drive Land LLC	C/O Equus Capital Partners LTD	3848 West Chester Pike	Newtown Square	PA	19073	668.33
434 Virginia Drive	Fort Washington	PA	19034	54-00-16372-04-4	220,570	Trusac Group LLC		450 Virginia Dr	Fort Washington	PA	19034	408.41
440 Virginia Drive	Fort Washington	PA	19034	54-00-16372-05-6	290,530	Heizhauer Properties LLC		434 Virginia Dr	Fort Washington	PA	19034	464.01
475 Virginia Drive	Fort Washington	PA	19034	54-00-16372-02-6	467,280	Two Gfis Investments LLC		1437 Barrison Dr	Amble	PA	19002	865.46
500 Virginia Drive	Fort Washington	PA	19034	54-00-16393-00-6	3,138,300	Mfs Holding LLC & OJV Holdings LLC	Attn: Intercontinental Development	550 Phelown Road STE 160	Fort Washington	PA	19034	5,912.53
500 Virginia Drive	Fort Washington	PA	19034	54-00-16375-00-5	4,010,130	Alliance HP Virginia Drive LLC		40 Morris Avenue Ste 230	Bryn Mawr	PA	19010	7,443.84
500 Virginia Drive	Fort Washington	PA	19034	54-00-16375-13-1	839,920	Alliance HP Virginia Drive LLC		40 Morris Avenue Ste 230	Bryn Mawr	PA	19010	1,650.08



UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY  
MONTGOMERY COUNTY, PA  
RESOLUTION NO. MA - 22 - 0025

**A RESOLUTION SUPPORTING THE SUBMISSION OF A GRANT APPLICATION FOR THE 2022  
ROUND OF THE MONTCO 2040 IMPLEMENTATION GRANT PROGRAM**

**Whereas**, Montgomery County has established the Montco 2040 Implementation Grant Program as a competitive funding program to assist municipalities in implementing the goals of the county comprehensive plan, *Montco 2040: A Shared Vision*; and

**Whereas**, the County is accepting applications for projects that advance specific goals under either of the county comprehensive plan's three themes: Connecting Communities, Sustainable Places, and a Vibrant Economy; and

**Whereas**, applications and projects must meet all stated requirements within the Montco 2040 Implementation Grant Program Guidebook; and

**Whereas**, The Zip Ramp is part of Montgomery County's PA Turnpike Corridor Reinvestment series of interchange improvements along the PA Turnpike corridor to improve access to mixed-use and employment destination centers; and

**Whereas**, the Upper Dublin Township Municipal Authority has funded the design and has advanced acquisition of Right of Way, eligible utility relocation and construction of the Zip Ramp; and

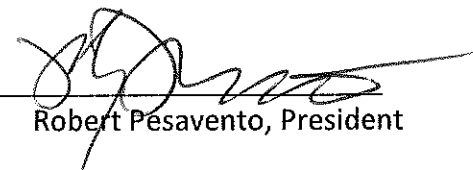
**Whereas**, Upper Dublin Township wishes to obtain \$200,000 from the Montco 2040 Implementation Grant Program to provide funding for acquisition of the required Township Legal Right of Way for Limited Access for the new Zip Ramp; and

**Be It Resolved**, on behalf of Upper Dublin Township, the Upper Dublin Township Municipal Authority will commit over 20% of the project local match as submitted in the grant application.

Approved by the Upper Dublin Township Municipal Authority this \_\_\_\_ day of February, 2022.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Township of Upper Dublin this \_\_\_\_ day of February, 2022.

UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY

By:   
Robert Pesavento, President

ATTEST:

  
Paul A. Leonard, Executive Secretary

APPENDIX II – AUTHORIZED OFFICIAL RESOLUTION NO. MA-22-0026

UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY  
MONTGOMERY COUNTY, PENNSYLVANIA

Be it RESOLVED, that the Upper Dublin Township Municipal Authority in Montgomery County hereby request a Flood Mitigation Program (FMP) grant of up to \$500,000 from the Commonwealth Financing Authority of the Commonwealth of Pennsylvania to be used for Greater Fort Washington District, Bodenstein Channel (Sandy Run).

Be it FURTHER RESOLVED, that the applicant does hereby designate Robert Pesavento, Chairperson and Jonathan Bleemer, Finance Director as the official(s) to execute all documents and agreements between the Upper Dublin Township Municipal Authority and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Paul A. Leonard, duly qualified Secretary of the Executive Director, Montgomery County, PA hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Authority Board at a regular meeting held May 6, 2022 and said Resolution has been recorded in the Minutes of the Upper Dublin Township Municipal Authority and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Municipal Authority this 6<sup>th</sup> day of May, 2022.

Upper Dublin Township Municipal Authority  
Name of Applicant

Montgomery  
County

Authority Board, Upper Dublin  
Township Municipal Authority  
By: Robert Pesavento, Chairperson

  
Paul A. Leonard, Executive Director



APPENDIX II – AUTHORIZED OFFICIAL RESOLUTION NO. MA-22-0027

UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY  
MONTGOMERY COUNTY, PENNSYLVANIA

Be it RESOLVED, that the Upper Dublin Township Municipal Authority in Montgomery County hereby request a Watershed Restoration and Protection Program (WRPP) grant of up to \$300,000 from the Commonwealth Financing Authority of the Commonwealth of Pennsylvania to be used for Greater Fort Washington District, Bodenstein Channel (Sandy Run).

Be it FURTHER RESOLVED, that the applicant does hereby designate Robert Pesavento, Chairperson and Jonathan Bleemer, Finance Director as the official(s) to execute all documents and agreements between the Upper Dublin Township Municipal Authority and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Paul A. Leonard, duly qualified Secretary of the Executive Director, Montgomery County, PA hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Authority Board at a regular meeting held May 6, 2022 and said Resolution has been recorded in the Minutes of the Upper Dublin Township Municipal Authority and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Municipal Authority this 6<sup>th</sup> day of May, 2022.

Upper Dublin Township Municipal Authority  
Name of Applicant

Montgomery  
County

Authority Board, Upper Dublin  
Township Municipal Authority  
By: Robert Pesavento, Chairperson

  
Paul A. Leonard, Executive Director



**UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY**  
Montgomery County, Pennsylvania

**RESOLUTION NO. 2022- 0028**  
(Duly Adopted September 9, 2022)

**RESOLUTION AUTHORIZING THE CONDEMNATION AND  
ACQUISITION OF A PERMANENT EASEMENT AND A  
TEMPORARY CONSTRUCTION EASEMENT ON THE  
PROPERTY LOCATED AT 585 CAMP HILL ROAD, FORT  
WASHINGTON, PENNSYLVANIA, FOR THE PURPOSE OF  
CONSTRUCTING AND MAINTAINING A TRAFFIC  
CONTROL SIGNAL**

**WHEREAS**, the Upper Dublin Township Municipal Authority (the “Authority”) is responsible for the ongoing transportation, recreation and stormwater management improvement program in Greater Fort Washington and neighboring business areas within the Authority’s service area; and

**WHEREAS**, the Authority, after investigation, inquiry, and analysis, has determined that it is in the public interest and for the benefit of the traveling public and the citizens of Upper Dublin Township (the “Township”), to install a traffic control signal at the corner of the property located at 585 Camp Hill Road, Fort Washington, PA 19034, being Montgomery County Tax Parcel No. 54-00-03520-00-8 (the “Property”); and

**WHEREAS**, in order to allow for the construction and maintenance of the traffic control signal and associated facilities, and to remove any trees, bushes, undergrowth, soil, and other obstructions interfering with the construction and maintenance of said facilities, and to perform any necessary grading, a permanent easement and a temporary construction easement are needed on portions of the Property as depicted on the Plot Plan prepared by Jack Smyth Jr., P.E., dated January 28, 2022, a copy of which is attached hereto as Exhibit “A” and incorporated herein by referenced as if set forth in full; and

**WHEREAS**, the legal description for the permanent easement is attached hereto as Exhibit “B” and incorporated herein by reference as if set forth in full; and

**WHEREAS**, the legal description for the temporary construction easement is attached hereto as Exhibit “C” and incorporated herein by reference as if set forth in full; and

**WHEREAS**, the Authority is authorized by Section 5607(d)(15) of the Municipal Authorities Act, 53 Pa.C.S. § 5607(d)(15), to exercise the power of eminent domain to acquire these necessary easements; and

**NOW, THEREFORE, BE IT ADOPTED AND RESOLVED** by the Board of the Upper Dublin Township Municipal Authority, Montgomery County, Pennsylvania, as follows:



1. The Authority Solicitor is hereby directed to take all actions as may be required to acquire and effectuate the acquisition of the necessary permanent and temporary easements on those portions of the Property specifically depicted on Exhibit "A" and described in Exhibits "B" and "C" hereto, based on the estimated fair market value of such acquisitions, including: negotiating with the owners; accepting deeds of dedication for the conveyances (including but not limited to deeds in lieu of condemnation); preparing and filing a Declaration of Taking and all necessary ancillary documents to acquire the property interests herein described pursuant to the power of eminent domain, if necessary; and, directing the payment of estimated just compensation, if any, in such amounts as may be determined to be appropriate.

2. The Authority Solicitor and the Authority Executive Director are authorized and directed to take all such action as may be necessary and appropriate to implement this Resolution.

3. All resolutions or parts thereof inconsistent herewith are hereby repealed to the extent of any such inconsistency.


4. This Resolution shall become effective immediately upon adoption.

**DULY ADOPTED** this 9th day of September 2022, by the Board of the Upper Dublin Township Municipal Authority, in lawful session duly assembled.

BOARD OF THE UPPER DUBLIN TOWNSHIP  
MUNICIPAL AUTHORITY

  
\_\_\_\_\_  
Robert Pesavento, Chairperson

Attest:

  
\_\_\_\_\_  
Jonathan Bleemer, Secretary  
*W. Marking*

# EXHIBIT "A"

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	0000	177N	1 OF 1
UPPER DUBLIN TOWNSHIP				
REVISIONS				
NO.	BY	DATE		

RIGHT OF WAY CLAIM INFORMATION			
TWP. RTE. 0000	SEC. NO. 0107	UPPER DUBLIN TWP. MONTGOMERY COUNTY	
PARCEL NO. 54-00-03520-00-8	SHEET NO. 1	CLAY NO.	
PROPERTY OWNER(S) WFP PENNLAND CO LP			
GRANTOR(S) WFP PENNLAND CO LP			
DEED BOOK 0171	DEED 0107	ACRES REQUIRED AREA	ACRES/SP
PAGE 0107	CALCULATED 0.22	TRAFFIC SIGNAL EASEMENT 0.0000	
DATE OF DEED 12/20/2008	ADVERSES	TEMP. CONST. EASEMENT 0.0000	
DATE OF RECORD 02/02/2009	EPISODES 0.22		
CONSIDERATION \$0	TOTAL RESOLVE 0.22		
TAX STAMPS \$0	TRAIL EASEMENT 0.01		
		VERIFICATION DATE 12/02/09	
		DRAWN BY 61	

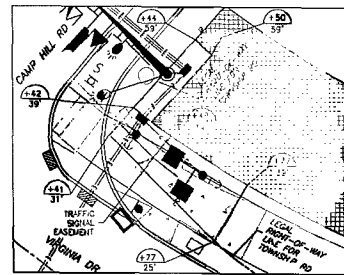
**TEMPORARY CONSTRUCTION EASEMENT:** AN EASEMENT TO USE THE LAND AS NECESSARY DURING CONSTRUCTION OF THE PROJECT. THE EASEMENT IS REQUIRED ONLY UNTIL THE CONSTRUCTION OR WORK INDICATED BY THE PLAN IS COMPLETED, UNLESS SOONER REINQUISHED IN WRITING BY THE TOWNSHIP.

**TRAIL EASEMENT:** AN EASEMENT FOR THE CONSTRUCTION, INSPECTION, MAINTENANCE, REPAIR, RECONSTRUCTION AND ALTERATION OF THE MULTI-USE TRAIL. THE EASEMENT SHALL NOT PREVENT THE PROPERTY OWNER FROM MAKING ANY LEGAL USE OF THE AREA WHICH IS NOT DETRIMENTAL TO ITS USE FOR TRAIL PURPOSES.

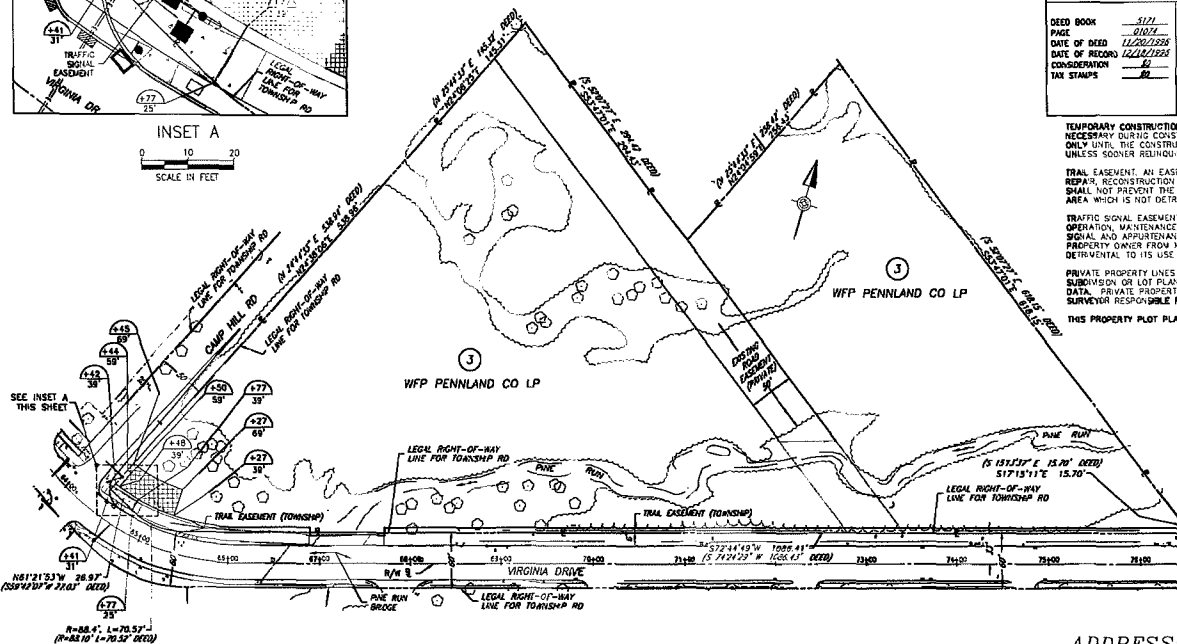
**TRAFFIC SIGNAL EASEMENT:** AN EASEMENT FOR THE CONSTRUCTION, INSPECTION, OPERATION, MAINTENANCE, REPAIR, RECONSTRUCTION AND ALTERATION OF A TRAFFIC SIGNAL AND APPURTENANCE THERE TO. THE EASEMENT SHALL NOT PREVENT THE PROPERTY OWNER FROM MAKING ANY LEGAL USE OF THE AREA WHICH IS NOT DETRIMENTAL TO ITS USE FOR TRAFFIC SIGNAL PURPOSES.

PRIVATE PROPERTY LINES ARE PLOTTED FROM DEED OF RECORD, RECORDED SUBDIVISION OR LOT PLANS, EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA. PRIVATE PROPERTY LINES WERE NOT SURVEYED BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT.

THIS PROPERTY PLOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.



INSET A  
SCALE IN FEET



LEGEND:  
 - TEMPORARY CONSTRUCTION EASEMENT  
 - TRAFFIC SIGNAL EASEMENT

PLOT PLAN  
SCALE IN FEET

ADDRESS: 585 CAMP HILL RD.  
PARCEL ID: 54-00-03520-00-8

WFP PENNLAND CO LP  
EXHIBIT A



File: P01-02\_WFP\_Pennland.dwg Layout: P01\_1-DW PlotSize: 1/28/07 at 10:15am By: Paul Baker

TRACED BY: FINAL BY:

# EXHIBIT “B”

EXHIBIT B

**Parcel No.:** 54-00-03520-00-8  
**Property Address:** 585 Camp Hill Road  
**Owner:** WFP Pennland Co LP  
C/O Brookfield Properties  
4 World Financial Center, 14th Floor  
New York, NY 10281

ALL THAT CERTAIN parcel of land, situate in Upper Dublin Township, Montgomery County, Commonwealth of Pennsylvania, being shown as a Traffic Signal Easement from WFP Pennland Co LP to the Township of Upper Dublin on a plan thereof dated December 1, 2021 by Boles, Smyth Associates, Inc.:

PARCEL 54-00-03520-00-8 as noted in Deed Book 5171 Page 01074 in the Office of Recorder of Deeds at Norristown, Pennsylvania:

BEGINNING at a point, said point being the southwest property corner, thence along said property line and Easterly Legal Right of Way line for Township Road (Camp Hill Road) North 24 degrees 38 Minutes 29 Seconds East, 27.91 feet to a point, thence leaving the property line and Easterly Legal Right of Way line for Township Road (Camp Hill Road) South 65 degrees 21 Minutes 31 Seconds East, 5.00 feet to a point; thence South 24 degrees 38 Minutes 29 Seconds West, 19.63 feet to a point; thence on a line curving to the left with a Radius of 215.83 feet and an arc distance of 24.77 feet (chord bearing South 73 degrees 33 Minutes 23 Seconds East and a chord length of 24.76 feet) to a point; thence South 13 degrees 09 Minutes 21 Seconds West, 14.19 feet to a point on the property line and Northerly Legal Right of Way line for Township

## EXHIBIT B

Road (Virginia Drive); thence on a line curving to the right along the property line and Northerly Legal Right-of-Way for Township Road (Virginia Drive) with a Radius of 88.10 feet and an arc distance of 5.37 feet (chord bearing North 63 degrees 08 Minutes 17 Seconds West and a chord length of 5.37 feet) to a point; thence on a line along the property line and Northerly Legal Right of Way line for Township Road (Virginia Drive) North 61 degrees 21 Minutes 47 Seconds West, 27.03 feet to a point, the first mentioned Point of Beginning.

CONTAINING 436 Square Feet / 0.010 Acres, More or Less.

# EXHIBIT "C"

## TEMPORARY CONSTRUCTION EASEMENT

BEGINNING at a point, said point being the southwest property corner, thence along said property line and Easterly Legal Right of Way line for Township Road (Camp Hill Road) North 24 degrees 38 Minutes 29 Seconds East, 27.91 feet to the Point of Beginning for the Temporary Construction Easement; thence leaving the property line and Easterly Legal Right of Way line for Township Road (Camp Hill Road) the following six courses along the Temporary Construction Easement:

1. North 24 degrees 38 minutes 29 seconds East, 10.07 feet to a point of curvature;
2. On the arc of a circle curving to the left, a radius of 185.83 feet and an arc length of 60.00 feet, chord bearing of South 78 degrees 45 minutes 57 seconds East chord length of 59.74 feet to a point;
3. South 01 degree 59 minutes 05 seconds West, 30.00 feet to a point of curvature on the property line and Northerly Legal Right of Way line for Township Road (Virginia Drive);
4. On the arc of a circle curving to the right, a radius of 215.83 feet and an arc length of 66.85 feet, chord bearing of South 79 degrees 08 minutes 31 seconds West chord length of 66.59 feet to a point;
5. North 24 degrees 38 minutes 29 seconds East, 19.63 feet to a point,
6. North 65 degrees 21 minutes 31 seconds West, 5.00 feet to a point; the first mentioned Point Beginning for the Temporary Construction Easement.

CONTAINING 0.043 Acres, More or Less.



RESOLUTION

NO. MA-22-0030

**A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2023 AND ENDING DECEMBER 31, 2023; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR BE MADE IN ACCORDANCE WITH SAID BUDGET; AND PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Directors of the Upper Dublin Township Municipal Authority (“Board”) has received the Executive Director’s budget for the fiscal year beginning January 1, 2023 and ending December 31, 2023, attached hereto as Exhibit “A” and incorporated by reference as if set forth in full; and,

**WHEREAS**, the Board desires to authorize the funding of such benefits and projects, as herein provided.

**NOW, THEREFORE, BE IT RESOLVED** by the Board, as follows:

1. For the purpose of providing the funds necessary and proposed to be expended in the budget of the Upper Dublin Township Municipal Authority for the fiscal year beginning January 1, 2023 and ending December 31, 2023, the budget submitted to the Board for its consideration and approval as set forth as Exhibit “A” attached hereto, is hereby approved, and the available resources and revenues of the Authority are hereby appropriated and set aside for the various expenditures, activities and improvements as set forth in said budget. The appropriation shall be strictly applied for the uses and purposes provided for in said budget.

2. The Board hereby appropriates the sum set forth in the attached budget for the payment of the expenditures established in the approved budget for the fiscal year beginning January 1, 2023 and ending December 31, 2023.

3. The expenditures during the fiscal year beginning January 1, 2023 and ending December 31, 2023, shall be made in accordance with the budget approved by this Resolution, unless otherwise authorized by a duly enacted Resolution of the Authority.

4. All budget amendments and transfers of appropriations budgeted from one account or activity to another within any individual activity for the fiscal year 2022 are hereby ratified.

5. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Resolution be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Resolution as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional.

6. This Resolution shall take effect from and after its passage as the law provides.

**DULY PASSED** by the Board of Directors of the Upper Dublin Township Municipal Authority  
this 2<sup>th</sup> day of December, 2022.

APPROVED:



Robert Pesavento  
Chairperson

ATTEST:



Michael Markman,  
Secretary

Exhibit "A"

**Upper Dublin Township Municipal Authority Proposed Operating Budget for 2023**

	<u>2019 Revenues</u>	<u>2020 Revenues</u>	<u>2021 Revenues</u>	<u>2022 Adopted Revenues</u>	<u>2022 Projected Revenues</u>	<u>2023 Proposed Revenues</u>
Assessments	554,450	555,423	555,000	525,000	524,280	525,000
	<u>2019 Expenses</u>	<u>2020 Expenses</u>	<u>2021 Expenses</u>	<u>2022 Adopted Budget</u>	<u>2022 Projected Expenses</u>	<u>2023 Proposed Budget</u>
Salaries	17,903	18,373	18,812	22,000	19,000	24,000
Legal Fees	21,674	9,141	22,278	22,000	27,000	25,000
Project engineer	109,032	74,793	50,120	100,000	55,000	75,000
Maintenance of FRS	22,996	24,433	18,446	30,000	18,000	26,000
Real estate appraisals		2,800	3,000	10,000		7,500
Audit fees	5,800	6,000	6,000	6,000	6,000	6,000
Other consultants	23,009	9,833	10,221	20,000	6,000	20,000
Miscellaneous				2,000		
Debt Service	335,898	335,990	335,940	339,754	335,749	339,754
<b>Total Expenses</b>	<b>538,218</b>	<b>483,255</b>	<b>466,399</b>	<b>553,754</b>	<b>467,749</b>	<b>525,754</b>
<b>Beginning Balance</b>	<b>125,891</b>	<b>142,123</b>	<b>214,291</b>	<b>302,892</b>	<b>302,892</b>	<b>359,423</b>
<b>Net Income</b>	<b>16,232</b>	<b>72,168</b>	<b>88,601</b>	<b>(28,754)</b>	<b>56,531</b>	<b>(754)</b>
<b>Transfer to Capital Fund</b>						<b>(100,000)</b>
<b>Ending Balance</b>	<b>142,123</b>	<b>214,291</b>	<b>302,892</b>	<b>274,138</b>	<b>359,423</b>	<b>258,669</b>

Funding for Municipal Authority Priority 1 Capital Projects					
<b>Available Funding</b>					
2018 Bond Issue				6,000,000	
Interest Income as of 9/30/22				267,801	
<b>Total Available Funds</b>				<b>6,267,801</b>	
<b>Priority 1 Projects</b>	<b>Project Cost/Budget</b>	<b>P-T-D 9/30/22</b>	<b>Outside Funding</b>	<b>Authority Share</b>	<b>Status</b>
Zip Ramp - Phase 2	2,750,000	560,512	2,638,000	112,000	Finalizing construction plans
FW Cross County Trail and Road Diet- Phase 3	4,105,000	214,248	825,000	3,280,000	Final design
VA Drive/Camphill Road Intersection	600,000	46,737	550,000	50,000	Out to bid
FW Trail and Road Diet Middle Section	4,600,000	359,300	2,100,000	2,500,000	Out to bid soon
Dreshertown Road Early Action Improvements	400,000	103,598	250,000	150,000	Design
Dreshertown Road - Phase 1	4,250,000		3,392,000	858,000	Design
Delaware Avenue Bridge	2,550,000	103,726	2,040,000	510,000	On hold
FW Cross County Trail and Road Diet- Phase 1	5,068,209	5,068,209	4,561,910	506,299	Completed
Cross County Trail Final Segment	1,386,688	1,386,688	1,011,444	375,244	Completed
PA Walkworks Project	29,293	29,293	15,000	14,293	Completed
	<b>25,739,190</b>	<b>7,872,311</b>	<b>17,383,354</b>	<b>8,355,836</b>	
<b>Unfunded Balance</b>					<b>(2,088,035)</b>

**RESOLUTION**

NO. MA - 22 - 0031

**A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY APPROVING AND ADOPTING THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY'S 2022 ANNUAL REPORT AND 2023 BUSINESS IMPROVEMENT PLAN.**

**WHEREAS**, the Upper Dublin Township Municipal Authority (the "Authority") is a body corporate and politic existing under the laws of the Commonwealth of Pennsylvania pursuant to the Municipality Authorities Act of 1945, as amended (the "Act"), having been duly organized by the Township of Upper Dublin, Montgomery County, Pennsylvania (the "Township"); and

**WHEREAS**, the Authority filed Articles of Incorporation with the Commonwealth of Pennsylvania on October 11, 2016 and Amended Articles of Incorporation on August 3, 2018; and

**WHEREAS**, the Articles of Incorporation contain a statement that Upper Dublin Township has retained the right which exists under the Act to approve any plan of the Authority; and

**WHEREAS**, in order to levy an assessment or charge, the Authority must submit a plan for business improvements and administrative services, together with estimated costs and the proposed method of assessments for business improvements and charges for administrative services to Upper Dublin Township; and

**WHEREAS**, the Board of Directors of the Authority believes it is essential to comply with the above requirements and that the Upper Dublin Township Municipal Authority's 2022 Annual Report and 2023 Business Improvement Plan (the "Plan"), attached hereto as Exhibit A, be adopted.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Directors of the Authority that the Plan attached hereto as Exhibit A is hereby approved and adopted.

**IN WITNESS WHEREOF**, we, the undersigned Authorized Officers, have hereunto set our signatures and affixed the Seal of the UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY, Montgomery County, Pennsylvania.

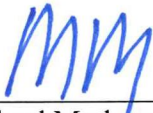
Dated: December 2, 2022

APPROVED:



Robert Pesavento  
Chairperson

ATTEST:



Michael Markman  
Secretary

**Exhibit A**



## **MEMORANDUM**

To: Upper Dublin Township Municipal Authority Members

From: Paul Leonard, Executive Director

Date: November 14, 2022

Re: Year End 2022 Annual Report

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The following provides a summary of 2022 re-development submittals in the Greater Fort Washington District (GFWD) and the Upper Dublin Township Municipal Authority (UDTMA) Assessment Program, Resolutions, Project Status, and Grant Applications/Awards:

### **Re-Development within GFWD**

Overall in 2022, six (6) properties within the GFWD have submitted or continued through the Township Land Development process for re-development or expansion. These projects are at various stages of review and possible approval.

These include:

1. 316 mid-rise apartments on vacant ADP site and adjacent parcels (1125 Virginia Drive) progressing through Highway Occupancy Permit reviews.
2. Building expansion completion at 350 Commerce Drive, including trail easement/local trail construction along frontage with public open space.
3. Approvals and demolition starting for 500 Virginia Drive to include front entrance improvements and trail easement for Cross County Trail.
4. Approvals for 180 mid-rise apartments at 1250 Virginia Drive, with demolition of vacant office building completed.
5. Construction started at 1055 Virginia Drive to Climate Controlled Self Storage Facility, with demolition of vacant office building completed.
6. Mid-rise apartments on vacant 525 Virginia Drive site.

### **Assessment Program**

1. Assessments in the amount of \$525,000 for Fiscal Year 2022 were sent to 134 property owners.
2. Assessments were collected from all but one (1) property.

### **Resolutions**

1. At the December, 2021 meeting, the 2022 Budget was passed via Resolution-21-0022.
2. Four (4) Resolutions were passed in 2022 by the UDTMA, Resolutions 22-0025, 22-0026, 22-0027 and 22-0028, not including December 2022.

### **Projects Status**

1. Fort Washington Cross County Trail & Road Diet: Phase 1 construction is complete.
2. Zip Ramp Project: Coordination continues with the PA Turnpike Commission on the weave analysis, interchange signing and Maintenance Agreement. DVRPC has been added to the project to conduct a new weave analysis. Required right of way has been obtained from TruMark Financial. A Temporary Construction Easement has been obtained from Tru-Mark Financial and Best Western. NPDES Permit approval was received on 11/4/21.
3. Delaware Dr. Cross County Trail & Road Diet – Construction Plans have been finalized and the NPDES permit has been obtained. A US Army Corps of Engineers/PA DEP Joint Permit is being prepared by PA DEP for issuance. Trail easements have been obtained from three (3) properties, drainage easements have been obtained from two (2) properties) and temporary construction easements have been obtained from six (6) properties. The Project has incorporated NWWA and BCWSA into construction via Reimbursement Agreements for water main replacement and force main installation. Construction plans and specifications have been advertised with a Bid Opening on 11/22/22. Construction is estimated to begin in January, 2023.
4. Fort Washington Cross County Trail & Road Diet: Phase 3 PennDOT approved a Multimodal Transportation Fund grant extension until August, 2024 to complete construction. Construction Plans are being finalized and the NPDES permit application was submitted to the Montgomery County Conservation District in Fall, 2022 along with Joint USACOE/PA DEP permit application for the Bodenstien Channel streambank and culvert replacement work. A trail easement has been obtained from one (1) property and temporary construction easements have been obtained from two (2) properties. Construction is estimated to begin in Spring, 2023.
5. Dreshertown Road Improvements – Phase 1: Grants were executed for design and construction. Preliminary Engineering has continued. The Project is advancing through the PennDOT approval process. The Safety Review has been submitted to PennDOT for review. Multiple meetings with PennDOT and FHWA have been held to establish a Cemetery Action Plan (CAP) due to proposed impact to the Dresher Cemetery. A meeting was held with the Schwenkfelder Church and Dresher Family to discuss the CAP. In 2019, potential historic and archaeological resources were cleared, which has been commended by PennDOT as unique. As a result, the Scoping Field View has been approved by PennDOT and the Categorical Exclusion Evaluation is being prepared.
6. Camp Hill Road and Virginia Drive Signal: The Traffic Signal Permit Plan has been reviewed and approved by PennDOT. Montgomery County awarded \$275k for construction through the County Transportation Fund grant. The Construction Plans for the signal work have been advertised and awarded to Armour & Sons Electric, Inc. for approximately \$305k. The Construction Plans for the remaining road work will be advertised in early 2023.

### **Grant Awards** - \$700,000 Awarded for Two (2) Projects:

1. \$200,000 MontoCo2040 Grant awarded for acquisition of Required Right-of-Way for Zip Ramp project.

2. \$500,000 PA DCED Flood Mitigation Program Grant awarded for Bodenstein Channel improvements to be included with the Fort Washington Cross County Trail & Road Diet Phase 3 project.

### **Operations**

1. Municipal Authority met its assumed obligations for maintenance, operations and required inspections of both the Rapp Run and Pine Run Flood Retarding dams.
2. Municipal Authority secured and was subject to a complete independent Audit for 2021 with no findings or exceptions. A copy of the Concise Financial Statement for 2021 is attached to this report.

UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY  
CONCISE FINANCIAL STATEMENT  
DECEMBER 31, 2021

CONDENSED STATEMENT OF NET POSITION

ASSETS

Current Assets	\$ 2,165,559
Net Capital Assets	<u>7,154,561</u>
Total Assets	<u>\$ 9,320,120</u>

LIABILITIES AND NET POSITION

Current Liabilities	\$ 36,730
Long-Term Debt (Last Maturity 2043)	5,475,000
Net Investments in Fixed Assets	1,679,561
Unrestricted Net Position	<u>2,128,829</u>
Total Liabilities and Net Position	<u>\$ 9,320,120</u>

STATEMENT OF NET POSITION  
FOR THE YEAR ENDED DECEMBER 31, 2021

Balance, January 1, 2021	\$ 2,170,928
Add: Excess of Revenues Over Expenditures	<u>1,637,462</u>
Balance, December 31, 2021	<u>\$ 3,808,390</u>

CONDENSED STATEMENT OF OPERATIONS  
FOR THE YEAR ENDED DECEMBER 31, 2021

Operating Revenues	\$ 555,000
Operating, Administrative and Depreciation Expenses	<u>173,250</u>
Operating Income	<u>381,750</u>
Non-operating Revenues	
Investment Income	1,431
Interest Expense	(155,940)
Grants	<u>1,410,221</u>
Total Non-operating Revenues	<u>1,255,712</u>
Increase in Net Position	1,637,462
Net Position, Beginning of Year	<u>2,170,928</u>
Net Position, End of Year	<u>\$ 3,808,390</u>

The audit report by an independent certified public accountant is available for inspection at the office of the Authority during regular business hours.

November 14, 2022

## **Upper Dublin Township Municipal Authority Business Improvement Plan for 2023 to the Board of Commissioners of Upper Dublin Township**

### **Mission**

The purpose of the Upper Dublin Township Municipal Authority (UDTMA) is to obtain and finance working capital, acquire, hold, construct, improve, maintain and operate, own or lease, either in the capacity of lessor or lessee, projects within the service area of the UDTMA, of the following kind and character:

- (a) Transportation for all defined modes, marketing, transit service and safety improvement utilizing all resources necessary to construct and maintain roadway improvements, bridges, traffic regulation devices, bicycle/pedestrian trails and amenities including but not limited to landscaping/trees, special signage, and street/area lighting.
- (b) Storm water and flood control planning, management and implementation.
- (c) General economic development and marketing for the defined Service Area, generally the recently rezoned Greater Fort Washington District (f/n/a the Fort Washington Office Center Park).

### **Attendance**

The UDTMA held 12 public meetings in 2022 on the first Friday of every month except July and September when the meeting was held on the second Friday due to the July 4<sup>th</sup> and Labor Day holidays. The January meeting was primarily a re-organization meeting with the appointments of Offices, Directors, Engineer, Solicitor and Open Records Officer. Attendance at the meetings by members was high for the year with Mr. Pesavento missing one meeting, Mr. Markman missing five meetings, Mr. Diehl missing two meetings, Mr. Danaher missing three meetings and Mr. Griffin missing one meeting. Attendance by the Executive Director, Finance Director, Solicitor's Office and Engineer was nearly 100%.

### **Financial Matters**

In 2018, the UDTMA issued \$6,000,000 of guaranteed revenue notes to fund certain capital improvement construction projects identified as Priority One projects on the attached "Exhibit A." To finance the annual debt service on the notes and the UDTMA's operating expenses, an assessment is levied on all properties within the UDTMA service area based upon the assessed value of each property, as determined by the assessment of record in the county assessment office on the date such assessments are levied. In 2022, the UDTMA obtained two (2) grants totaling \$700k to finance future projects. The first grant in the amount of \$200k has been awarded by Montgomery County through the MontoCo 2040 program to the Zip Ramp project for acquisition of right-of-way. The

second grant in the amount of \$500k has been awarded by the PA Department of Community & Economic Development through the Flood Mitigation Program for drainage improvements to the Bodenstein Channel along Commerce Drive.

### **Capital Projects**

Construction of the Fort Washington Cross County Trail & Road Diet – Phase 1 project began in July, 2020 and completed in November, 2021. This is the fifth of several Priority One projects within the UDTMA Service Area funded by the \$6,000,000 revenue notes and through grant funding.

Construction of the Virginia Drive & Camp Hill Road Signal project has been split into two phases. The phase for signal installation has been awarded to Armour & Sons Electric, Inc. and Notice to Proceed will be issued before the end of 2022. The phase for road work associated with minor widening and radius adjustments will be advertised in January, 2023.

Construction for the Fort Washington Cross County Trail & Road Diet – Middle Section along Delaware and Virginia Drives will be awarded in December, 2022. Construction is estimated through 2023.

### **Budget**

Funding from the annual assessment also supports the UDTMA's operating costs. Both the Directors and the Board of Commissioners approved the UDTMA's 2022 operating budget and will approve the 2023 operating budget. The UDTMA is projected to have a year-end operating fund balance totaling \$359,923 at December 31, 2022. All revenues and expenditures are subject to an independent CPA audit, with a report filed with the Township and the Commonwealth, and available to both the Board of Commissioners and any member of the public.

### **Transparency**

All meetings of the UDTMA were open to the public and live broadcast or live Zoom and are all available on the Township's website of video archives. There were no Right to Know Law Requests related to the UDTMA during 2022. The UDTMA is committed to not only complying with the Right to Know Law and the Sunshine Law, but communicating with property owners, businesses and employees within the UDTMA Service Area via multiple means through 2023.

### **Municipal Authority Priority List and 2022 Projects**

The Board of Commissioners and any interested parties are advised that the UDTMA works and focuses routinely on the attached priority list, currently dated November 14, 2022. This color-coded spreadsheet shows both the priorities, funding sources and current status of project designed to meet the mission statement at the beginning of this report.

The UDTMA welcomes public participation in both their meetings and by written comments. The Municipal Authority will continue to foster and support economic development and reinvestment in the Office Park.

Exhibit A  
Municipal Authority Priority List and 2022 Projects





Greater Fort Washington District Project Priority List  
Upper Dublin Township Municipal Authority

11/29/2022

TOWNSHIP FUNDED CAPITAL IMPROVEMENTS COMPLETED WITHIN THE MUNICIPAL AUTHORITY BOUNDARY									
CONSTRUCTED AND/OR COMMITTED TOWNSHIP PROJECTS	HIGHLIGHTED FIELD INDICATES FINAL PROJECT COST TO BE UPDATED Description	TOTAL PROJECT COST	Grant Funding Awarded	Developer Reimbursement	Utility Reimbursement	Twp Match	Construction Start Date	Construction End Date	Status / Comments
		(Millions)	(Millions)	(Millions)	(Millions)	(Millions)			
	PINE RUN & RAPP RUN FLOOD RETARDING STRUCTURES	\$14.819	11.569			3.250	2013	2015	
	VIRGINIA DRIVE PINE RUN BRIDGES RECONSTRUCTION	\$6.234	4.430			1.804	06/2016	07/2017	MUNICIPAL RETRO-REIMBURSEMENT PROGRAM
	VIRGINIA DRIVE RAPP RUN CULVERT RECONSTRUCTION	\$1.638	0.400			1.238	03/2017	07/2017	PA DCED GRANTS
	VIRGINIA DRIVE ROAD DIET & TRAIL	\$1.491	1.000			0.491	09/2017	06/2018*	
	DRESHER TRIANGLE CONCEPT DESIGN	\$0.062		0.062		0.000	N/A	N/A	
		\$24.244	\$17.399	\$0.062	\$0.000	\$6.783			

AUTHORITY FUNDED CAPITAL IMPROVEMENTS COMPLETED WITHIN THE MUNICIPAL AUTHORITY BOUNDARY									
CONSTRUCTED AND/OR COMMITTED AUTHORITY PROJECTS	HIGHLIGHTED FIELD INDICATES FINAL PROJECT COST TO BE UPDATED Description	TOTAL PROJECT COST	Grant Funding Awarded	Developer Reimbursement	Utility Reimbursement	Authority Match	Construction Start Date	Construction End Date	Status / Comments
		(Millions)	(Millions)	(Millions)	(Millions)	(Millions)			
	CROSS COUNTY TRAIL - FINAL SEGMENT	\$1.299	1.019			0.280	10/2019	09/2020	PENNDOT TAP PROGRAM - MPMS 107179
	FORT WASHINGTON CROSS COUNTY TRAIL & ROAD DIET - PHASE 1	\$4.895	3.541	0.300	0.683	0.371	07/2020	11/2021	DOT MTF, PA DCED, PA DCNR, MONTCO
		\$6.194	\$4.560	\$0.300	\$0.683	\$0.651			

CAPITAL IMPROVEMENTS WITHIN THE MUNICIPAL AUTHORITY BOUNDARY									
PRIORITY 1 PROJECTS (0 TO 3 YEARS)	HIGHLIGHTED FIELDS INDICATE CONSTRUCTION STARTED HIGHLIGHTED FIELDS INDICATE GRANT APPLICATION POTENTIAL Description	OPINION OF PROBABLE COST	Committed Project Estimates	2015-2021 Awarded	2022 Grant Awarded	Developer/Twp Contribution	Municipal Auth Obligation	Municipal Auth Committed	Status / Comments
		(Millions)	(Millions)	(Millions)	(Millions)	(Millions)	(Millions)	(Millions)	
	PA TURNPIKE ZIP RAMP FROM PA 309 INTERCHANGE - PHASE 2	\$3.000	3.000	2.038	0.200	0.4	0.362	0.362	DCED MTF, MontCo 2040
	FWCCT&RD WITH BODENSTEIN CHANNEL REPLACEMENT - PHASE 3	\$4.280	4.280	0.325	0.500		3.455	3.455	CFA MTF, CFA Flood Mit.
	DELAWARE DR CROSS COUNTY TRAIL & ROAD DIET - MIDDLE SECTION	\$4.600	4.600	2.100			2.500	2.500	GRANTS AWARDED - COORD. ONGOING
	DRESHERTOWN RD IMPROVEMENTS - PHASE 1 DESIGN	\$0.400	0.400	0.250			0.150	0.150	DVRPC Phase VII
	DRESHERTOWN RD IMPROVEMENTS - PHASE I CONSTR.	\$4.250	4.250	3.392			0.858	0.858	2019 CMAQ (\$1.892M) & CFA MTF (\$1.5M)
	VIRGINIA DRIVE & CAMPHILL ROAD SIGNALIZATION	\$0.550	0.550		0.275	0.275	0.000	0.000	MONT CO TRANS FUND/EQUUS/1250 Va
	DELAWARE DRIVE BRIDGE SUPERSTRUCTURE REPLACEMENT & REPAIRS	\$2.550	2.550	2.040			0.510	0.510	MUNICIPAL RETRO-REIMBURSEMENT PROGRAM
	PRIORITY 1 PROJECTS OPINION OF PROBABLE COST TOTALS	\$19.630	\$19.630	\$10.145	\$0.975	\$0.675	\$7.835	\$7.835	

PRIORITY 2 PROJECTS (3 TO 6 YEARS)	Description	OPINION OF PROBABLE COST	Committed Project Estimates	2015-2021 Awarded	2022 Grant Awarded	Developer/Twp Contribution	Municipal Auth Obligation	Municipal Auth Committed	Status / Comments
		(Millions)	(Millions)	(Millions)	(Millions)	(Millions)	(Millions)	(Millions)	
	COMPLETION OF VIRGINIA DRIVE INTERCHANGE PRELIM. ENG.	\$1.600					1.600		
	COMPLETION OF VIRGINIA DRIVE INTERCHANGE LAND ACQUISITION	\$1.500					1.500		
	CONSTRUCT LOCAL TRAIL CONNECTIONS TO CROSS COUNTY TRAIL	\$0.250		0.015			0.235		PA WalkWorks
	CONSTRUCT A LINEAR PARK ALONG CROSS COUNTY TRAIL	\$4.300					4.300		
	CONSTRUCT PINETOWN ROAD BOULEVARD WITH LANDSCAPED MEDIAN	\$1.800					1.800		
	GATEWAY ENTRANCE ENHANCEMENTS	\$0.250					0.250		
	PERFORM WARRANT ANALYSIS FOR PINETOWN & HIGHLAND	\$0.025					0.025		
	COMPLETE RAPP RUN CREEK REVITALIZATION	\$0.750					0.750		
	COMPLETE PINE RUN CREEK REVITALIZATION - STAGE I	\$0.500					0.500		
	NEW JERSEY, NEW YORK & MARYLAND ROADWAY RECONSTRUCTIONS	\$2.750					2.750		
	PRIORITY 2 PROJECTS OPINION OF PROBABLE COST TOTALS	\$13.725	\$0.000	\$0.015	\$0.000	\$0.000	\$13.710	\$0.000	OPINION OF PROBABLE COSTS REQUIRE FURTHER ANALYSIS AND ARE ONLY FOR DISCUSSION PURPOSES AND NOT FOR ASSESSMENT PURPOSES. GRANT POTENTIAL HAS NOT BEEN ANALYZED.

PRIORITY 3 PROJECTS (OVER 6 YEARS)	Description	OPINION OF PROBABLE COST	Committed Project Estimates	2015-2021 Awarded	2022 Grant Awarded	Developer/Twp Contribution	Municipal Auth Obligation	Municipal Auth Committed	Status / Comments
		(Millions)	(Millions)	(Millions)	(Millions)	(Millions)	(Millions)	(Millions)	
	DRESHER TRIANGLE ROADWAY IMPROVEMENTS - STAGE III	\$4.000					4.000		
	CONSTRUCT LANDSCAPED MEDIANS ON COMMERCE, DELAWARE & VIRGINIA	\$0.150					0.150		
	INSTALL PEDESTRIAN LIGHTING ALONG CROSS COUNTY TRAIL & PINETOWN	\$1.000					1.000		
	RE-GRADE HIGHLAND AVENUE APPROACH TO CAMPHILL ROAD	\$0.350					0.350		
	CONSTRUCT ADDITIONAL LOCAL TRAIL CONNECTIONS TO CROSS COUNTY TRAIL	\$0.250					0.250		
	COMPLETE PINE RUN CREEK REVITALIZATION - STAGE II	\$0.750					0.750		
	CAMPHILL ROADWAY RECONSTRUCTION & BRIDGE RECONSTRUCTION*	\$3.250					3.250		
	INSTALL LANDSCAPING ENHANCEMENTS TO OPEN VISTAS	\$0.750					0.750		
	PRIORITY 3 PROJECTS OPINION OF PROBABLE COST TOTALS	\$10.500	\$0.000	\$0.000	\$0.000	\$0.000	\$10.500		OPINION OF PROBABLE COSTS REQUIRE FURTHER ANALYSIS AND ARE ONLY FOR DISCUSSION PURPOSES AND NOT FOR ASSESSMENT PURPOSES. GRANT POTENTIAL HAS NOT BEEN ANALYZED.

\* NOTE - TOTAL COST SHOWN, HOWEVER, DELAWARE DR & CAMPHILL RD RECONSTRUCTION TO WIDEN AND/OR PROVIDE PEDESTRIAN/TRAIL AMENITIES WOULD BE ELIGIBLE FOR ASSESSMENT. REPLACEMENT OF THE STRUCTURES IN-KIND IS THE RESPONSIBILITY OF TOWNSHIP

NON-CAPITAL IMPROVEMENT PROJECTS									
OPERATIONS AND SERVICES	DESCRIPTION	2022 BUDGET				COMMENTS			
	EXECUTIVE DIRECTOR & FINANCE DIRECTOR	0.022				THESE ITEMS ARE INTENDED TO BE AT THE DISCRETION OF THE AUTHORITY AND WOULD BE ASSIGNED COSTS AS SO DIRECTED.			
	MUNICIPAL AUTHORITY SOLICITOR SERVICES	0.022							
	MUNICIPAL AUTHORITY ENGINEER SERVICES	0.100							
	MUNICIPAL AUTHORITY ACCOUNTANT SERVICES - AUDIT	0.006							
	OTHER CONSULTANT SERVICES & APPRAISALS	0.030							
	ASSUME MAINTENANCE RESPONSIBILITY OF PINE RUN AND RAPP RUN FLOOD RETARDING STRUCTURES	0.031							
	MISCELLANEOUS ADMIN (SUPPLIES, FEES, RECORDING OF MINUTES, ETC.)	0.004							
	ANNUAL COST TOTAL	0.215							
	ENHANCED LEVEL OF SERVICES (ROADS, LIGHTING, TRAILS & TRASH, ETC.)								
	OPERATE SHUTTLE SERVICE TO/FROM SEPTA REGIONAL RAIL STATION								
	DEVELOP LOGO AND POTENTIAL RE-BRANDING CAMPAIGN								
	ESTABLISH FLOWERS, TREES, SHRUBS SPECIES LIST								
	ESTABLISH DESIGN STANDARDS FOR PRIVATE PROPERTY SIGNAGE								
	MARKETING INITIATIVES (SPACE AVAILABILITY, ECONOMIC DEV, ETC.)								
	INSTALL WAYFARER AND/OR TRANSIT SIGNAGE AT SEPTA/SHUTTLE STOPS								
	PERFORM SNOW AND ICE REMOVAL SERVICES ON SIDEWALKS AND TRAILS								

RESOLUTION NO. MA-23-0032

RESOLUTION TO ESTABLISH AND MODIFY THE UPPER DUBLIN TOWNSHIP  
MUNICIPAL AUTHORITY SEAL

WHEREAS, the Upper Dublin Township Municipal Authority has an uncopyrighted seal in use since its incorporation in 2016 to identify itself and memorialize its values; and,

WHEREAS, this seal is used on Upper Dublin Township Municipal Authority letterhead and other various communications of the Municipal Authority; and,

WHEREAS, the Board of Directors deems it appropriate to be as inclusive as possible; and,

THEREFORE, BE IT RESOLVED, that the Upper Dublin Township Municipal Authority seal will be modified as follows: replace "Upper Dublin Township Municipal Authority" with "Upper Dublin Township;" replace the olive branches with "Municipal Authority;" remove the word "Brotherhood" and insert "Community;" and, replace the "nuclear family" icon with an icon representative of growth, foundation, and prosperity. All forthcoming renderings will reflect the new wording and icon. Staff is directed to modify the existing logo, but to make these modifications efficiently and economically.

ADOPTED this 6th day of January 2023.

UPPER DUBLIN TOWNSHIP  
MUNICIPAL AUTHORITY BOARD  
OF DIRECTORS

BY:   
Robert Pesavento, Chairman

ATTEST:   
Michael Markman, Secretary

**RESOLUTION**

NO. MA - 22 - 0033

**A RESOLUTION OF THE UPPER DUBLIN TOWNSHIP  
MUNICIPAL AUTHORITY IMPOSING ANNUAL  
ASSESSMENTS ON REAL PROPERTY WITHIN ITS  
SERVICE AREA.**

**WHEREAS**, the Upper Dublin Township Municipal Authority (“Authority”) is authorized by the Municipality Authorities Act, 53 Pa. C.S.A. §§ 5601-5623 (“Act”) to impose an assessment on each benefited property within a business improvement district for the purpose of providing for the payment of the expenses of the Authority, and the construction, improvement, repair, maintenance and operation of its facilities and properties, among other permitted purposes;

**WHEREAS**, the Authority adopted a Business Improvement Plan and Budget for 2023 through the adoption of Resolution No. MA-22-0031 and Resolution No. MA-22-0030, respectively, on December 2, 2022;

**WHEREAS**, in accordance with provisions of the Act, the Authority has calculated assessments on individual properties by multiplying the total improvement and service cost by the ratio of the 2023 assessed value for real estate tax purposes of the benefited property to the total assessed value of all benefited properties in the Service Area, as reflected by the records of the Montgomery County Board of Assessment Appeals as of January 1, 2023;

**AND WHEREAS**, this method of calculating assessments based on the Montgomery County assessed values of the properties as of January 1, 2023 has been used as specifically authorized by § 5607(d)(27)(i)(A) of the Act, for the purposes of determining reasonable and uniform rates of apportionment, and individual assessments shall not subsequently be adjusted as the result of any tax assessment appeals or settlements which are finalized after January 1, 2023.

**NOW, THEREFORE, BE IT RESOLVED** by the Board, that assessments be imposed upon the properties within the Service Area of the Upper Dublin Township Municipal Authority as set forth in the chart attached hereto at Exhibit “A”.

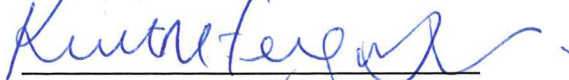
**DULY PASSED** by the Board of Directors of the Upper Dublin Township Municipal Authority this 10th day of February, 2023.

APPROVED:



Robert Pesavento  
Chairperson

ATTEST:



Kurt M. Ferguson,  
Executive Director

Exhibit "A"

2023 Assessment Property List

**Upper Dublin Township Municipal Authority  
2023 Assessments**

Address	City	State	Zip	Parcel	Property Assessment	Owner	Attn	Street	City	State	Zip	2023 Assessment
101 Bethlehem Pike	Fort Washington	PA	19034	54-00-02188-00-8	294,060	Presidential Realty Partners LP	Attn Td Bank Na Td Canada Trust Lease & Tax Admin	636 Old York Rd Unit 2F	Jenkintown	PA	19046	552.63
105 Bethlehem Pike	Fort Washington	PA	19034	54-00-02191-00-5	-							-
106 Bethlehem Pike	Fort Washington	PA	19034	54-00-02377-00-8	342,360	Murray Goldstein		260 West Baltimore Pike	Media	PA	19063	643.40
115 Bethlehem Pike	Fort Washington	PA	19034	54-00-02194-00-2	1,519,800	INJ Properties LP		115 Bethlehem Pike	Fort Washington	PA	19034	2,856.16
123 Bethlehem Pike	Fort Washington	PA	19034	54-00-02197-00-8	85,460	Wilbert Family Partnership LTD		1281 Hoffman Road	Ambler	PA	19002	160.61
Camp Hill Road	Fort Washington	PA	19034	54-00-03544-00-2	500,950	WFP Pennland Co LP	Attn Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	941.44
Camp Hill Road	Fort Washington	PA	19034	54-00-03601-00-8	398,790	WFP Pennland Co LP	Attn Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	749.45
585 Camp Hill Road	Fort Washington	PA	19034	54-00-03520-00-8	548,250	WFP Pennland Co LP	Attn Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	1,030.33
1035 Camp Hill Road	Fort Washington	PA	19034	54-00-03529-00-8	777,000	Will, Daniel F		1035 Camp Hill Rd	Fort Washington	PA	19034	1,460.22
1035 Camp Hill Road	Fort Washington	PA	19034	54-00-03532-00-5	-	Will, Daniel F		1035 Camp Hill Rd	Fort Washington	PA	19034	-
1085 Camp Hill Road	Fort Washington	PA	19034	54-00-03538-00-8	1,080,000	Mar Thoma Church		1085 Camphill Road	Fort Washington	PA	19034	2,029.65
Commerce Drive	Fort Washington	PA	19034	54-00-04369-00-5	14,470	Pamcpa Real Estate LLLP		404 Pennsylvania Avenue	Fort Washington	PA	19034	27.19
135 Commerce Drive	Fort Washington	PA	19034	54-00-04366-00-8	3,168,000	135 Commerce Inc PA Corp		135 Commerce Dr	Fort Washington	PA	19034	5,953.63
155 Commerce Drive	Fort Washington	PA	19034	54-00-04367-00-7	792,500	FAB Holdings LLC		155 Commerce Dr	Fort Washington	PA	19034	1,489.35
175 Commerce Drive	Fort Washington	PA	19034	54-00-04372-00-2	1,922,100	Pamcpa Real Estate LLLP		404 Pennsylvania Avenue	Fort Washington	PA	19034	3,612.21
185 Commerce Drive	Fort Washington	PA	19034	54-00-04375-00-8	2,366,100	CM3 Holdings PA LLC		185 Commerce Dr Ste 1	Fort Washington	PA	19034	4,446.62
220 Commerce Drive	Fort Washington	PA	19034	54-00-04396-00-5	3,380,000	BrookWood Philadelphia LLC	Attn: Brookwood Philadelphia li Llc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	6,352.04
230 Commerce Drive	Fort Washington	PA	19034	54-00-04396-10-4	-	BrookWood Philadelphia LLC	Attn: Brookwood Philadelphia li Llc Brookwood Financial Partners	72 Cherry Hill Dr	Beverly	MA	01915	-
270 Commerce Drive	Fort Washington	PA	19034	54-00-04402-00-8	4,428,720	270 Commerce Drive LP		270 Commerce Dr Ste 101	Fort Washington	PA	19034	8,322.90
275 Commerce Drive	Fort Washington	PA	19034	54-00-04378-00-5	2,970,000	Liberty Wood LLC	Attn: Moishie M. Klein Esq. c/o Westchester Capital LLC	40 Airport Road	Lakewood	NJ	08701	5,581.53
285 Commerce Drive	Fort Washington	PA	19034	54-00-04381-00-2	2,588,720	Vihar F W LP		285 Commerce Dr	Fort Washington	PA	19034	4,864.99
290 Commerce Drive	Fort Washington	PA	19034	54-00-04405-00-5	826,500	290 Commerce Realty LLC		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,553.24
335 Commerce Drive	Fort Washington	PA	19034	54-00-04383-08-1	7,033,000	LSOP 3 PA 2 LLC	Attn:Trumark Financial Credit Union	335 Commerce Dr	Fort Washington	PA	19034	13,217.13
350 Commerce Drive	Fort Washington	PA	19034	54-00-04408-00-2	558,880	Union Electric Contracting Co.		350 Commerce Dr	Fort Washington	PA	19034	1,050.30
370 Commerce Drive	Fort Washington	PA	19034	54-00-04411-00-8	955,400	Commerce Drive Realty LLC		PO Box 2117	Bala Cynwyd	PA	19004	1,795.49
375 Commerce Drive	Fort Washington	PA	19034	54-00-04384-00-8	12,139,240	LCN-LNK Folsom Multi LLC	C/O LTF Real Estate Co Inc: Andrea Erickson	2902 Corporate Pl	Chanhassen	MN	55317	22,813.30
390 Commerce Drive	Fort Washington	PA	19034	54-00-04414-00-5	105,590	390 Commerce Realty LLC		270 Commerce Dr Ste 101	Fort Washington	PA	19034	198.44
400 Commerce Drive	Fort Washington	PA	19034	54-00-04417-10-1	515,890	Jadie Holdings LLC		400 Commerce Drive Unit 400	Fort Washington	PA	19034	969.51
401 Commerce Drive	Fort Washington	PA	19034	54-00-04387-00-5	2,718,000	Harleysville Real Estate Group		401 Commerce Dr Ste 108	Fort Washington	PA	19034	5,107.94
410 Commerce Drive	Fort Washington	PA	19034	54-00-04417-20-9	515,910	Harc Group II		736 S 20th Street Unit B	Philadelphia	PA	19146	969.55
414 Commerce Drive	Fort Washington	PA	19034	54-00-04420-00-8	2,471,700	414 Commerce Realty LLC		5205 Militia Hill Road STE 200	Plymouth Meeting	PA	19462	4,645.07
425 Commerce Drive	Fort Washington	PA	19034	54-00-04390-00-2	2,145,600	425 Associates LP		425 Commerce Dr Ste 200	Fort Washington	PA	19034	4,032.23
465 Commerce Drive	Fort Washington	PA	19034	54-00-13444-00-2	-	S & R Jay Realty LLC		465 Commerce Dr	Fort Washington	PA	19034	-
465 Commerce Drive	Fort Washington	PA	19034	54-00-13447-00-8	142,910	S & R Jay Realty LLC		465 Commerce Dr	Fort Washington	PA	19034	268.57
Delaware Avenue	Fort Washington	PA	19034	54-00-04624-20-9	196,980	Upper Dublin Township		370 Commerce Drive	Fort Washington	PA	19034	370.18
420 Delaware Avenue	Fort Washington	PA	19034	54-00-04621-00-5	6,744,000	ACTS Management Services Inc		420 Delaware Avenue	Fort Washington	PA	19034	12,674.01

**Upper Dublin Township Municipal Authority  
2023 Assessments**

Address	City	State	Zip	Parcel	Property Assessment	Owner	Attn	Street	City	State	Zip	2023 Assessment
425 Delaware Avenue	Fort Washington	PA	19034	54-00-04618-00-8	688,070	425 Delaware Avenue LLC		438 Dreshertown Rd	Fort Washington	PA	19034	1,293.09
463 Delaware Avenue	Fort Washington	PA	19034	54-00-04624-01-1	100,000	Upper Dublin Township		370 Commerce Drive	Fort Washington	PA	19034	187.93
465 Delaware Avenue	Fort Washington	PA	19034	54-00-04624-00-2	304,560	Upper Dublin Township		370 Commerce Drive	Fort Washington	PA	19034	572.36
Dreshertown Road	Dresher	PA	19025	54-00-05167-01-7	182,300	Upper Dublin Township		370 Commerce Drive	Fort Washington	PA	19034	342.60
Dreshertown Road	Dresher	PA	19025	54-00-05167-02-6	88,180	Condor Fort Washington Real Est		404 Pennsylvania Ave	Fort Washington	PA	19034	165.72
Dreshertown Road	Fort Washington	PA	19034	54-00-05356-00-8	186,780	Allied Concrete & Supply		1752 Limekiln Pike	Dresher	PA	19025	351.02
1401 Dreshertown Road	Dresher	PA	19025	54-00-05167-00-8	1,397,220	Pamcpa Real Estate LLLP		404 Pennsylvania Avenue	Fort Washington	PA	19034	2,625.80
1422 Dreshertown Road	Dresher	PA	19025	54-00-05362-00-2	261,740	Mountain Portfolio Owner PA LLC		30 N LaSalle Street Ste 4140	Chicago	IL	60602	491.89
1424 Dreshertown Road	Dresher	PA	19025	54-00-05368-00-5	2,979,810	Dresher Care Group LLC		1080 SW MT Bachelor Drive STE 200	Bend	OR	97702	5,599.96
101 Ft Washington Ave	Fort Washington	PA	19034	54-00-06448-00-5	434,870	Virginia M & Jay H. Schnell		PO Box 1007	Pima	AZ	85543	817.25
165 Indiana Avenue	Fort Washington	PA	19034	54-00-08789-00-5	659,870	JMJ Properties		1320 E Butler Pike	Ambler	PA	19002	1,240.10
400 Maryland Drive	Fort Washington	PA	19034	54-00-11734-03-8	1,601,700	Timoney Knox Hasson & Weand		400 Maryland Dr. PO Box 7544	Fort Washington	PA	19034	3,010.08
425 Maryland Drive	Fort Washington	PA	19034	54-00-11731-00-5	884,190	Donald & June Feith		425 Maryland Dr	Fort Washington	PA	19034	1,661.66
455 Maryland Drive	Fort Washington	PA	19034	54-00-11734-00-2	1,905,050	455 Properties LP		455 Maryland Dr	Fort Washington	PA	19034	3,580.16
455 Maryland Drive	Fort Washington	PA	19034	54-00-11734-02-9	88,200	455 Properties LP		455 Maryland Dr	Fort Washington	PA	19034	165.75
460 Maryland Drive	Fort Washington	PA	19034	54-00-11734-01-1	52,550	North Wales Water Authority		200 W Walnut St. PO Box 1339	North Wales	PA	19454	98.76
465 Maryland Drive	Fort Washington	PA	19034	54-00-11737-00-8	1,400,000	CMT Properties LP		P O Box 1011	Fort Washington	PA	19034	2,631.02
470 Maryland Drive	Fort Washington	PA	19034	54-00-11729-00-7	915,000	The McKeon Family LP		470 Maryland Dr	Fort Washington	PA	19034	1,719.56
500 Maryland Drive	Fort Washington	PA	19034	54-00-11728-00-8	3,002,360	FRG-X-PA2 LP		5 Marine View Plaza Ste 402	East Rutherford	NJ	7073	5,642.34
270 New Jersey Drive	Fort Washington	PA	19034	54-00-12178-00-8	974,380	Amy Giffin & Michelle Brody		270 Commerce Dr Ste 101	Fort Washington	PA	19034	1,831.15
275 New Jersey Drive	Fort Washington	PA	19034	54-00-12175-00-2	1,642,170	275 New Jersey Drive Trust		270 Commerce Dr Ste 101	Fort Washington	PA	19034	3,086.13
230 New York Drive	Fort Washington	PA	19034	54-00-12190-00-5	681,550	Myer Realty Associates LP	Attn: Beemer Precision Inc	230 New York Dr	Fort Washington	PA	19034	1,280.84
235 New York Drive	Fort Washington	PA	19034	54-00-12187-00-8	809,320	235 New York Drive Trust		235 New York Drive	Fort Washington	PA	19034	1,520.96
240 New York Drive	Fort Washington	PA	19034	54-00-12181-00-5	1,728,120	240 New York Avenue Assoc LP		240 New York Dr Ste 1	Fort Washington	PA	19034	3,247.66
245 New York Drive	Fort Washington	PA	19034	54-00-12184-00-2	703,410	Birnhak Realty LP		245 New York Dr	Fort Washington	PA	19034	1,321.92
260 New York Drive	Fort Washington	PA	19034	54-00-12193-00-2	967,700	Horsham Real Estate Group LP		401 Commerce Dr Ste 106	Fort Washington	PA	19034	1,818.60
1650 N Limekiln Pike	Dresher	PA	19025	54-00-05365-00-8	10,546,800	Dresher AM West TIC LLC	C/O Paramount LMS LLC. Attn Le Zekaria	120 N Pointe BLVD. Suite 301	Lancaster	PA	17601	19,820.62
1657 N Limekiln Pike	Dresher	PA	19025	54-00-10282-00-5	91,800	Leslie Wolner Lederhandler		1657 N Limekiln Pike	Dresher	PA	19025	172.52
1708 N Limekiln Pike	Dresher	PA	19025	54-00-10033-00-2	235,850	Dharma Realty LLC		1701 Cottman Avenue	Philadelphia	PA	19111	443.23
1710 N Limekiln Pike	Dresher	PA	19025	54-00-10032-00-3	530,810	Wendys Old Fashioned Hamburgers	Attn: Property Tax Dept	One Dave Thomas Blvd	Dublin	OH	43017	997.55
1711 N Limekiln Pike	Dresher	PA	19025	54-00-10276-00-2	465,430	Hong Heng Suk and Soon Ki		1009 Chapman Cir	Hatfield	PA	19440	874.68
1713 N Limekiln Pike	Dresher	PA	19025	54-00-10273-00-5	768,570	PMIG DPNJ LLC	Attn: Petroleum Marketing Group, Inc.	2900 Telear Ct	Falls Church	VA	22042	1,444.38
2038 S Limekiln Pike	Fort Washington	PA	19034	54-00-10270-00-8	374,770	Schmidt, Frederick		1620 Twining Rd. PO Box 67	Dresher	PA	19025	704.31
Office Center Drive	Fort Washington	PA	19034	54-00-16380-50-4	-	Open Library of Pennsylvania LLC		300 Funston Avenue	San Francisco	CA	94118	-
Office Center Drive	Fort Washington	PA	19034	54-00-12710-00-7	-	AREP Ft Washington LLC	Attn: Artemis Real Estate Partners Llc	887 7th Ave	New York	NY	10106	-
Office Center Drive	Fort Washington	PA	19034	54-00-12706-01-1	-	G & I VI Office Center LLC	Attn: Lynn Minnici	Po Box 121604	Arlington	TX	76012	-

**Upper Dublin Township Municipal Authority  
2023 Assessments**

Address	City	State	Zip	Parcel	Property Assessment	Owner	Attn	Street	City	State	Zip	2023 Assessment
500 Office Center Drive	Fort Washington	PA	19034	54-00-12706-00-2	5,880,600	Brook Wood Philadelphia LLC	Attn: Brookwood Philadelphia ll Lc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	11,051.42
501 Office Center Drive	Fort Washington	PA	19034	54-00-12709-00-8	6,993,360	Brook Wood Philadelphia LLC	Attn: Brookwood Philadelphia ll Lc Brookwood Financial Partners	138 Conant St	Beverly	MA	01915	13,142.64
502 W Office Center Dr	Fort Washington	PA	19034	54-00-16380-00-9	1,969,800	Open Library of Pennsylvania LLC		300 Funston Avenue	San Francisco	CA	94118	3,701.85
600 Office Center Drive	Fort Washington	PA	19034	54-00-12710-01-6	9,738,000	ZCA Fort Washington LLC	Attn: Zeke Capital Advisors Ed Antioan	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	18,300.64
601 Office Center Drive	Fort Washington	PA	19034	54-00-12710-02-5	10,955,250	ZCA Fort Washington LLC	Attn: Zeke Capital Advisors Ed Antioan	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	20,588.22
602 Office Center Drive	Fort Washington	PA	19034	54-00-12710-03-4	10,955,250	ZCA Fort Washington LLC	Attn: Zeke Capital Advisors Ed Antioan	1205 Westlakes Dr Ste 270	Berwyn	PA	19312	20,588.22
469 Pinetown Road	Fort Washington	PA	19034	54-00-13441-00-5	156,500	Hermes Tagalidis & Shopa Sandra		1145 Manor Ave	Coatesville	PA	19320	294.11
510 Pinetown Road	Fort Washington	PA	19034	54-00-13501-00-8	182,800	510 Pinetown Rd Assocs LP		PO Box 1220	Pico Rivera	CA	90660	343.54
520 Pinetown Road	Fort Washington	PA	19034	54-00-13498-00-2	206,840	Corstan International LTD		1481 Joel Dr	Ambler	PA	19002	388.71
550 Pinetown Road	Fort Washington	PA	19034	54-00-13495-00-5	5,874,000	Vette III Assoc LP		550 Pinetown Road, Ste 160	Fort Washington	PA	19034	11,039.02
575 Pinetown Road	Fort Washington	PA	19034	54-00-13423-00-5	992,510	PPP Assets LLC		75 Columbia Avenue	Cedarhurst	NY	11516	1,865.23
Summit Avenue	Fort Washington	PA	19034	54-00-14467-00-5	39,100	Penn Crest Properties LLC		409 Richmond Avenue, STE 102	Pt Pleasant Beach	NJ	08742	73.48
103 Summit Avenue	Fort Washington	PA	19034	54-00-14470-00-2	113,590	Penn Crest Properties LLC		409 Richmond Avenue, STE 102	Pt Pleasant Beach	NJ	08742	213.47
Susquehanna Road	Fort Washington	PA	19034	54-00-15058-00-8	105,600	WFP Pennland Co LP	Attn Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	198.45
Susquehanna Road	Fort Washington	PA	19034	54-00-14848-00-2	101,010	Maverick Realty Associates LP		636 Old York Rd 2nd Fl	Jenkintown	PA	19046	189.83
Susquehanna Road	Fort Washington	PA	19034	54-00-14851-03-5	197,540	ISP Holdings PA LLC		100 Tournament Drive, STE 225	Horsham	PA	19044	371.24
Susquehanna Road	Fort Washington	PA	19034	54-00-14851-04-4	913,500	FW Triangle LP	Attn: BET Investments Inc	200 Dryden Rd Ste 200	Dresher	PA	19025	1,716.74
1601 Susquehanna Road	Fort Washington	PA	19034	54-00-15065-00-1	212,600	North Wales Water Authority		200 W Walnut St, PO Box 1339	North Wales	PA	19454	399.54
1668 Susquehanna Road	Dresher	PA	19025	54-00-14851-00-8	527,100	Maverick Realty Associates LP		636 Old York Rd 2nd Fl	Jenkintown	PA	19046	990.58
1668 - 1678 Susquehanna	Fort Washington	PA	19034	54-00-14851-01-7	-	Maverick Realty Associates LP		636 Old York Rd 2nd Fl	Jenkintown	PA	19046	-
1668 Susquehanna Road	Fort Washington	PA	19034	54-00-14851-02-6	3,100,090	FW Triangle LP	Attn: BET Investments Inc	200 Dryden Rd Ste 200	Dresher	PA	19025	5,826.01
1704 Susquehanna Road	Dresher	PA	19025	54-00-14845-00-5	159,900	Marcello Dagostino		1159 Horsham Road	Ambler	PA	19002	300.50
1750 Susquehanna Road	Dresher	PA	19025	54-00-14839-00-2	3,112,060	Murwin Property Mgt Partnership		1752 Limekiln Pike	Dresher	PA	19025	5,848.50
1755 Susquehanna Road	Dresher	PA	19025	54-00-15052-00-5	709,750	R K Trading LLC		81 Margil Farm Dr	Downingtown	PA	19335	1,333.83
Virginia Drive	Fort Washington	PA	19034	54-00-16372-05-3	-	440 Virginia Drive Condo Assn		440 Virginia Drive	Fort Washington	PA	19034	-
Virginia Drive	Fort Washington	PA	19034	54-00-16375-11-3	892,230	Upper Dublin Township		801 Loch Alsh Ave	Fort Washington	PA	19034	1,676.77
Virginia Drive	Fort Washington	PA	19034	54-00-16375-20-3	151,420	Upper Dublin Township		801 Loch Alsh Ave	Fort Washington	PA	19034	284.56
Virginia Drive	Fort Washington	PA	19034	54-00-16377-00-3	555,350	WFP Pennland Co LP	Attn Brookfield Properties	4 World Financial Ctr 14th Fl	New York	NY	10281	1,043.67
Virginia Drive	Fort Washington	PA	19034	54-00-16402-05-9	1,120	LDAC 17 Outdoor LLC		400 N Continental Blvd Ste 500	El Segundo	CA	90245	2.10
Virginia Drive	Fort Washington	PA	19034	54-00-16404-10-2	316,570	Fort Washington Owner LP	C/O JAG Development Company Co	1420 Spring Hill Road Suite 420	McLean	VA	22102	594.93
430 Virginia Drive	Fort Washington	PA	19034	54-00-16372-04-4	220,510	Trueco Group LLC		430 Virginia Dr	Fort Washington	PA	19034	414.40
434 Virginia Drive	Fort Washington	PA	19034	54-00-16372-03-5	250,530	Holzhauser Properties LLC		434 Virginia Dr	Fort Washington	PA	19034	470.82
440 Virginia Drive	Fort Washington	PA	19034	54-00-16372-02-6	467,280	Two Girls Investments LLC		1437 Barrison Dr	Ambler	PA	19002	878.16
475 Virginia Drive	Fort Washington	PA	19034	54-00-16389-00-9	3,605,050	Iris Holding LLC & OJW Holdings LLC	Attn: Intercontinental Development	550 Pinetown Road STE 160	Fort Washington	PA	19034	6,774.98
500 Virginia Drive	Fort Washington	PA	19034	54-00-16375-00-5	4,019,130	Alliance HP Virginia Drive LLC		40 Morris Avenue Ste 230	Bryn Mawr	PA	19010	7,553.16
500 Virginia Drive	Fort Washington	PA	19034	54-00-16375-13-1	836,920	Alliance HP Virginia Drive LLC		40 Morris Avenue Ste 230	Bryn Mawr	PA	19010	1,572.83





UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY  
RESOLUTION NO. MA-23-0035

**A RESOLUTION SUPPORTING THE SUBMISSION OF A GRANT APPLICATION FOR THE 2023  
ROUND OF THE MONTGOMERY COUNTY TRANSPORTATION PROGRAM**

**Whereas**, Montgomery County has established the County Transportation Program as a competitive funding program to assist municipalities in implementing the goals of the county comprehensive plan, *Montco 2040: A Shared Vision*; and

**Whereas**, the County is accepting applications for projects that advance specific goals to improve mobility and reduce congestion.

**Whereas**, applications and projects must meet all stated requirements within the Montgomery County Transportation Program Guidebook; and

**Whereas**, The Fort Washington Zip Ramp will be municipally owned and maintained.

**Whereas**, The Fort Washington Zip Ramp is part of Montgomery County's PA Turnpike Corridor Reinvestment series of interchange improvements along the PA Turnpike corridor to improve access to mixed-use and employment destination centers; and

**Whereas**, Upper Dublin Township Municipal Authority has partnered with the Upper Dublin Township to fund design and advance the acquisition of Right of Way, utility relocation and construction of the Zip Ramp; and

**Whereas**, Upper Dublin Township wishes to obtain \$350,000 from the Montgomery County Transportation Program to provide funding for construction of the new Zip Ramp;

**Whereas**, the Upper Dublin Township Municipal Authority has committed to funding the local match as defined in the grant application on behalf of Upper Dublin Township;

**Be It Resolved**, Upper Dublin Township Municipal Authority supports the submittal of the 2023 Montgomery County Transportation Program application by Upper Dublin Township for construction of the new Zip Ramp.


Approved by the Board of the Upper Dublin Township Municipal Authority this 11<sup>th</sup> day of August, 2023.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Upper Dublin Township Municipal Authority this 11<sup>th</sup> day of August, 2023.

UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY

By:   
Robert Pesavento, President

ATTEST:

  
Kurt M. Ferguson, Executive Director