

December 7, 2018

Upper Dublin Township Municipal Authority Business Improvement Plan and Report for 2019 to the Board of Commissioners of Upper Dublin Township

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.

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



**Fort Washington Office Park Project Priority List
Upper Dublin Municipal Authority**

TOWNSHIP FUNDED CAPITAL IMPROVEMENTS WITHIN THE MUNICIPAL AUTHORITY BOUNDARY																							
CONSTRUCTED AND/OR COMMITTED TOWNSHIP PROJECTS	Description	OPINION OF PROBABLE COST (Millions)	Other Funding Awarded (Millions)	Township Obligation (Millions)	Est. Design		In Design		Est. Construction		In Construction		2020		2021								
					2018				2019				2020				2021						
					3/18	6/18	9/18	12/18	3/19	6/19	9/19	12/19	3/20	6/20	9/20	12/20	3/21	6/21	9/21	12/21			
					3/18		6/18		9/18		12/18		3/19		6/19		9/19		12/19		3/20		6/20
	PINE RUN & RAPP RUN FLOOD RETARDING STRUCTURES	\$14.819	11.569	3.250	CONSTRUCTED																		
	VIRGINIA DRIVE PINE RUN BRIDGES RECONSTRUCTION	\$6.234	4.430	1.804	CONSTRUCTED																		
	VIRGINIA DRIVE RAPP RUN CULVERT RECONSTRUCTION	\$1.638	0.400	1.238	CONSTRUCTED																		
	VIRGINIA DRIVE ROAD DIET & TRAIL	\$1.491	1.000	0.491	PUNCHLIST NOT COMPLETE																		
	DRESHER TRIANGLE CONCEPT DESIGN	\$0.062	0.062	0.000																			
		\$24.244	\$17.461	\$6.783																			
CAPITAL IMPROVEMENTS WITHIN THE MUNICIPAL AUTHORITY BOUNDARY																							
PRIORITY 1 PROJECTS (0 TO 3 YEARS)	Description	OPINION OF PROBABLE COST (Millions)	Other Funding Awarded (Millions)	Authority Obligation (Millions)	Est. Design		In Design		Est. Construction		In Construction		2020		2021								
					2018				2019				2020				2021						
					3/18	6/18	9/18	12/18	3/19	6/19	9/19	12/19	3/20	6/20	9/20	12/20	3/21	6/21	9/21	12/21			
					3/18		6/18		9/18		12/18		3/19		6/19		9/19		12/19		3/20		6/20
	FORT WASHINGTON CROSS COUNTY TRAIL & ROAD DIET - PHASE 1	\$3.250	2.953	0.297	[Gantt chart bars for 2018-2021]																		
	PA TURNPIKE ZIP RAMP FROM PA 309 INTERCHANGE - PHASE 2	\$2.600	2.438	0.162	[Gantt chart bars for 2018-2021]																		
	FORT WASHINGTON CROSS COUNTY TRAIL & ROAD DIET - PHASE 3A	\$3.000	0.888	2.113	[Gantt chart bars for 2018-2021]																		
	COMPLETE BODENSTEIN CHANNEL REVITALIZATION - PHASE 3B	\$0.750		0.750	[Gantt chart bars for 2018-2021]																		
	CROSS COUNTY TRAIL - FINAL SEGMENT	\$1.015	0.750	0.265	[Gantt chart bars for 2018-2021]																		
	COMPLETE DELAWARE & VIRGINIA DRIVE ROAD DIET & TRAIL MIDDLE SECTION WITH CONSIDERATION OF A	\$4.600	1.600	3.000	[Gantt chart bars for 2018-2021]																		
	COMPLETION OF VIRGINIA DRIVE INTERCHANGE PRELIM ENG. - PH I	\$0.300		0.300	[Gantt chart bars for 2018-2021]																		
	COMPLETION OF VIRGINIA DRIVE INTERCHANGE LAND ACQUISITION	\$1.500		1.500	[Gantt chart bars for 2018-2021]																		
	DRESHER TRIANGLE EARLY ACTION IMPROVEMENTS	\$0.500		0.500	[Gantt chart bars for 2018-2021]																		
	GATEWAY ENTRANCE ENHANCEMENTS INCLUDING LANDSCAPING & SIGNAGE	\$0.250		0.250	[Gantt chart bars for 2018-2021]																		
	EVALUATE VIRGINIA DRIVE & CAMPHILL ROAD INTERSECTION	\$0.075		0.075	[Gantt chart bars for 2018-2021]																		
	DELAWARE DRIVE BRIDGE SUPERSTRUCTURE REPLACEMENT & REPAIRS	\$1.250	1.000	0.250	[Gantt chart bars for 2018-2021]																		
	CONSTRUCT ADDITIONAL LOCAL TRAIL CONNECTIONS TO CROSS COUNTY TRAIL	\$0.250	0.015	0.235	[Gantt chart bars for 2018-2021]																		
		\$19.340	\$9.644	\$9.697																			