

## **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 Bodenstern 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.

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

<b>TOWNSHIP FUNDED CAPITAL IMPROVEMENTS COMPLETED WITHIN THE MUNICIPAL AUTHORITY BOUNDARY</b>									
CONSTRUCTED AND/OR COMMITTED TOWNSHIP PROJECTS	HIGHLIGHTED FIELD INDICATES FINAL PROJECT COST TO BE UPDATED	TOTAL PROJECT COST (Millions)	Grant Funding Awarded (Millions)	Developer Reimbursement (Millions)	Utility Reimbursement (Millions)	Twp Match (Millions)	Construction Start Date	Construction End Date	Status / Comments
	Description								
		\$14.819	11.569			3.250	2013	2015	
		\$6.234	4.430			1.804	06/2016	07/2017	MUNICIPAL RETRO-REIMBURSEMENT PROGRAM
		\$1.638	0.400			1.238	03/2017	07/2017	PA DCED GRANTS
		\$1.491	1.000			0.491	09/2017	06/2018*	
		\$0.062		0.062		0.000	N/A	N/A	
		\$24.244	\$17.399	\$0.062	\$0.000	\$6.783			

<b>AUTHORITY FUNDED CAPITAL IMPROVEMENTS COMPLETED WITHIN THE MUNICIPAL AUTHORITY BOUNDARY</b>									
CONSTRUCTED AND/OR COMMITTED AUTHORITY PROJECTS	HIGHLIGHTED FIELD INDICATES FINAL PROJECT COST TO BE UPDATED	TOTAL PROJECT COST (Millions)	Grant Funding Awarded (Millions)	Developer Reimbursement (Millions)	Utility Reimbursement (Millions)	Authority Match (Millions)	Construction Start Date	Construction End Date	Status / Comments
	Description								
		\$1.299	1.019			0.280	10/2019	09/2020	PENNDOT TAP PROGRAM - MPMS 107179
		\$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			

<b>CAPITAL IMPROVEMENTS WITHIN THE MUNICIPAL AUTHORITY BOUNDARY</b>									
PRIORITY 1 PROJECTS (0 TO 3 YEARS)	HIGHLIGHTED FIELDS INDICATE CONSTRUCTION STARTED	OPINION OF PROBABLE COST (Millions)	Committed Project Estimates (Millions)	2015-2021 Awarded (Millions)	2022 Grant Awarded (Millions)	Developer/Twp Contribution (Millions)	Municipal Auth Obligation (Millions)	Municipal Auth Committed (Millions)	Status / Comments
	HIGHLIGHTED FIELDS INDICATE GRANT APPLICATION POTENTIAL	Description							
		\$3.000	3.000	2.038	0.200	0.4	0.362	0.362	DCED MTF, MontCo 2040
		\$4.280	4.280	0.325	0.500		3.455	3.455	CFA MTF, CFA Flood Mit.
		\$4.600	4.600	2.100			2.500	2.500	GRANTS AWARDED - COORD. ONGOING
		\$0.400	0.400	0.250			0.150	0.150	DVRPC Phase VII
		\$4.250	4.250	3.392			0.858	0.858	2019 CMAQ (\$1.892M) & CFA MTF (\$1.5M)
		\$0.550	0.550		0.275	0.275	0.000	0.000	MONT CO TRANS FUND/EQUUS/1250 Va
		\$2.550	2.550	2.040			0.510	0.510	MUNICIPAL RETRO-REIMBURSEMENT PROGRAM
		\$19.630	\$19.630	\$10.145	\$0.975	\$0.675	\$7.835	\$7.835	

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		
	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)	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

<b>NON-CAPITAL IMPROVEMENT PROJECTS</b>				
OPERATIONS AND SERVICES	DESCRIPTION	2022 BUDGET	DESCRIPTION	COMMENTS
		EXECUTIVE DIRECTOR & FINANCE DIRECTOR	0.022	ENHANCED LEVEL OF SERVICES (ROADS, LIGHTING, TRAILS & TRASH, ETC.)
	MUNICIPAL AUTHORITY SOLICITOR SERVICES	0.022	OPERATE SHUTTLE SERVICE TO/FROM SEPTA REGIONAL RAIL STATION	
	MUNICIPAL AUTHORITY ENGINEER SERVICES	0.100	DEVELOP LOGO AND POTENTIAL RE-BRANDING CAMPAIGN	
	MUNICIPAL AUTHORITY ACCOUNTANT SERVICES - AUDIT	0.006	ESTABLISH FLOWERS, TREES, SHRUBS SPECIES LIST	
	OTHER CONSULTANT SERVICES & APPRAISALS	0.030	ESTABLISH DESIGN STANDARDS FOR PRIVATE PROPERTY SIGNAGE	
	ASSUME MAINTENANCE RESPONSIBILITY OF PINE RUN AND RAPP RUN FLOOD RETARDING STRUCTURES	0.031	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	0.215	PERFORM SNOW AND ICE REMOVAL SERVICES ON SIDEWALKS AND TRAILS	