

UPPER MERION TRANSPORTATION AUTHORITY
January 11, 2023

The members of the Upper Merion Transportation Authority met for their regular meeting on Wednesday, January 11, 2023 via the Township Municipal Building. The meeting was called to order at 7:03 p.m. and commenced with the pledge of allegiance.

ATTENDANCE

Andrew Bahmueller, Chair
Tom Kohler, Vice Chair
Marvin Meneeley, Treasurer
Lou Zotti, Secretary
Andrew Kang
Greg Philips, Supervisor Liaison
Anthony T. Hamaday, Executive Secretary
Noah Marlier, Solicitor, Hamburg, Rubin, Mullin, Maxwell, & Lupin, PC
Jack Smyth, Engineer, Boles, Smyth Associates, Inc.
Geoff Hickman, Director of Public Works

2021 TRANSPORTATION AUTHORITY REORGANIZATION:

On a motion by Mr. Meneeley, seconded by Mr. Kang, all voting "Aye", Mr. Hamaday was elected Temporary Chairman. Motion approved 5-0. The following appointments were made for the year 2023:

On a motion by Mr. Kohler, seconded by Mr. Kang, all voting "Aye", Mr. Bahmueller was nominated as Chairman of the Authority. Motion approved 5-0.

On a motion by Mr. Meneeley seconded by Mr. Zotti, all voting "Aye", to nominate the following and approve appointments en bloc:

Mr. Kohler appointed Vice-Chairman of the Authority
Mr. Zotti appointed Secretary of the Authority
Mr. Meneeley appointed Treasurer of the Authority
Mr. Kang appointed Assistant Treasurer/Assistant Secretary of the Authority

APPOINTMENTS:

It was moved by Meneeley, seconded by Mr. Zotti, all voting "Aye", to appoint the following en bloc:

Mr. Hamaday was appointed Executive Secretary.
Mr. Hiriak was appointed Finance Director.
Firm of Boles Smyth Associates, was appointed Consulting Engineer, at the rate listed in their January 3, 2023 letter of intent.
Firm of Hamburg, Rubin was appointed Solicitor, at the rate listed in their October 2022 letter of intent.
Mallie, LLP., was appointed Authority Auditors for the year 2023

ESTABLISHMENT OF MEETING DATE:

On a motion by Mr. Meneeley, seconded by Mr. Zotti, and all voting "Aye," the Authority set the second Wednesday of each month, at **7:00 p.m.**, as their regular meeting date and time. Meetings will be held in the Board Room of the Township Building, unless otherwise advertised.

MEETING MINUTES APPROVAL:

It was moved by Mr. Meneeley, seconded by Mr. Kang, to approve the meeting minutes of December 14, 2022 as submitted. Mr. Kohler abstained. Motion approved 4-0.

NEW BUSINESS

None

EXECUTIVE SECRETARY'S REPORT

Discovery Labs Land Development – 411 Swedeland Road

Mr. Hamaday informed the Authority that a land development plan has been submitted for the Discovery labs property (former GSK campus) 411 Swedeland Road which proposes a significant number of new building that will impact traffic. He has asked the owner to provide an overview of the development and address the potential traffic impact to the area for the Authority.

Brian Keaveney of Pennoni Associates, and Kevin Kyle, representing the owner, informed the Authority that the proposed development will add approximately 1 million sq. ft. of new research, development and warehouse space on the property in 11 buildings, of which 2 would be in the portion of the property in West Conshohocken. The proposed development will be phased with a projected 5-year buildout and Phase 1 would consist of 2 new buildings. The proposed traffic impact fee based on the initial peak hour trip generation calculations is approximately \$4.7 million.

Mr. Smyth asked how the peak hour trips were distributed between Upper Merion and King of Prussia. Mr. Keaveney indicated that existing data from the prior use was used. Mr. Kohler inquired about the PECO substation adjacent to the property and how that impacts the proposed new entrance. Mr. Kyle indicated that they have been working with PECO for over a year of the potential relocation of the substation.

Mr. Keaveney indicated to the Authority that the development would require significant improvements to the surrounding roads but indicated that it may be advantageous for the Authority to consider what improvements make sense. Mr. Kohler indicated that the projected impact fee corresponds to a lot of vehicle trips and he is concerned that this part of town will be going through a lot of redevelopment over the next 10 years. It may make sense to leverage the impact fee to focus on improvements that get vehicles to the site without using Holstein Road or Trinity Lane.

Mr. Smyth suggested that the area and potential road improvements be apart of the Act 209 study area and future capital projects be identified. The Authority members had questions regarding building operations, uses and staffing that Mr. Kyle indicated would be addressed as the project moves forward.

ENGINEER'S REPORT

Mr. Smyth submitted and reviewed for the Authority members a monthly project status report. (attached to the minutes). He also added that the Act 209 Update and revised Capital Improvement Plan is scheduled to be finalized in late January so the Authority can begin review.

SOLICITOR'S REPORT

Mr. Marlier provided an update to the Authority on whether the Act 209 fees could be used for improvements in another municipality that was adjacent to the Act 209 Study area and would be impacted by a proposed development. He indicated that a joint Act 209 Plan/Authority would be needed with another municipality and that any such action would be the responsibility of the Board of Supervisors.

Mr. Phillips suggested that there would be a benefit to joint projects with both Bridgeport and West Conshohocken Boroughs.

PUBLIC WORKS DIRECTOR REPORT

Mr. Hickman provided updates the Authority on the following projects:

1. PennDot 2023 Paving projects will include:

- Valley Forge Road from Monroe Blvd to Beidler Road and resurface the Trout Creek Bridge. Mr. Smyth indicated that PennDot will be selecting a design consultant in the near future.
- Guthrie & Warner Roads
- Swedeland Rd from Gulph to River Rds.

FINANCIAL REPORT

Mr. Nick Hiriak, Finance Director, reviewed financial report for January and the monthly requisitions in the amount of \$450,270.51.

REQUISITIONS – January 2023

Mr. Hiriak presented the January 11, 2023 requisitions for the Authority's action.

Authority Action:

It was moved by Mr. Kohler, seconded by Mr. Zotti to approve the January 2023 requisitions in the amount of \$450,270.51. Motion approved 5-0.

PUBLIC COMMENT (General) –

None

ADJOURNMENT

There being no further business to come before the Authority, Mr. Kohler made a motion, seconded by Mr. Zotti to adjourn the meeting. Motion approved 5-0 and the meeting adjourned at 9:13PM.

**ANTHONY T. HAMADAY
EXECUTIVE SECRETARY**


**Andrew Bahmueller
CHAIRMAN**