TOWNSHIP OF LOWER MERION

GRANTS & COMMUNITY DEVELOPMENT COMMITTEE

WEDNESDAY, SEPTEMBER 16, 2026
6:00 PM (Approximately)

Chairperson: Craig Timberlake

Vice Chairperson: Maggie Epstein, Michael Daly

AGENDA

1. **WAIVER OF CDBG RESIDENTIAL REHABILITATION PROGRAM FUND LIMIT**
2. **RESOLUTION - AUTHORIZATION TO SUBMIT MULTIMODAL GRANT PROGRAM APPLICATION FOR THE SIDEWALK INSTALLATION PROGRAM**
3. **RESOLUTION - AUTHORIZATION TO SUBMIT LOCAL SHARE ACCOUNT (LSA) GRANT APPLICATION FOR KOEGEL COMPLEX PHASE I DESIGN**

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Grants & Community Development

ITEM: **WAIVER OF CDBG RESIDENTIAL REHABILITATION PROGRAM FUND LIMIT**

Consider for recommendation to the Board of Commissioners approval to add $193,353.50 to the staff approved expense of $75,000 for a total of $271,353.50, including a 10% contingency, to bring a Residential Rehabilitation Program property in Ardmore (Ward 4) to minimum standards pursuant to CDBG regulations.

PUBLIC COMMENT

ATTACHMENT(S):
Issue Briefing
Grants Review Committee Memo

TOWNSHIP OF LOWER MERION

Grants and Community Development Committee

Issue Briefing

Topic: **Waiver Of CDBG Residential Rehabilitation Program Fund Limit**

Prepared By: **Sarah Carley, Community Development Technician**

Date: **September 11, 2026**

I. Action to Be Considered by The Board:

Approve adding $193,353.50 to the staff approved expense of $75,000 for a total of $271,353.50 (excluding lead abatement work) to bring a Residential Rehabilitation Program property in Ardmore (Ward 4) to minimum standards pursuant to CDBG regulations.

II. Why This Issue Requires Board Consideration:

The Lower Merion Township CDBG Residential Rehabilitation program requires staff to obtain approval from the Board of Commissioners when a Residential Rehabilitation project funded with CDBG funds exceeds $75,000.

III. Current Policy or Practice (If Applicable):

Approval from the Board of Commissioners is required for Residential Rehabilitation projects exceeding the $75,000 base threshold for expenditures.

IV. Other Relevant Background Information:

This single-family home in Ardmore needs all major systems improvements including a new roof, HVAC system, and sewer lateral reconstruction that includes separating a shared lateral. Additional improvements to bring the property to code and federal standards include window and door replacement, insulation installation, and kitchen, bathroom repairs. Lead abatement has been completed. The additional requested amount includes a ten percent (10%) contingency in the event of any change orders. The property was purchased for $210,000 through the Home Purchase Program and will be sold to an income-eligible household. The total cost of the improvements and purchase align with other recent home purchase/renovation project costs.

V. Impact on Township Finances:

There is no impact to the Township's finances. All funds are federal CDBG funds.

VI. Staff Recommendation:

Staff recommends that the Board of Commissioners approve the additional funding request.

BUILDING AND PLANNING DEPARTMENT
COMMUNITY DEVELOPMENT DIVISION

TO: GRANTS REVIEW COMMITTEE (GRC)

FROM: Sarah Carley, Community Development Technician

DATE: September 11, 2026

SUBJECT: Request approval of funds for CDBG Housing Rehabilitation
Ardmore Property, Ward 4, (80%) Income

SUMMARY: This single-family home in Ardmore needs all major systems improvements including a new roof, HVAC system, and sewer lateral reconstruction that includes separating a shared lateral. Additional improvements to bring the property to code and federal standards include window and door replacement, insulation installation, and kitchen, bathroom repairs. Lead abatement has been completed. The additional requested amount includes a ten percent (10%) contingency in the event of any change orders. The property was purchased for $210,000 through the Home Purchase Program and will be sold to an income-eligible household.

Total Project Cost					
	Roof	$	17,354.00		
	HVAC	$	15,500.00		
	Sewer Lateral & Plumbing	$	21,910.00		
	General Contractor	$	191,921.00		
	Subtotal	$	246,685.00		
	Contingency (10%)	$	24,668.50		
	TOTAL			**$**	**271,353.50**
Related Costs					
	House Purchase	$	210,000.00		
	Lead Abatement	$	11,190.00		
Pre-Approved Source of Funds					
	Staff Approved	$	50,000.00		
	Grants Review Committee	$	25,000.00		
	Subtotal			$	75,000.00
	Additional Requested			**$**	**196,353.50**

CDBG STAFF REVIEW COMMITTEE:

_____

_____

DATE:_____

BOARD OF COMMISSIONERS APPROVAL: _____

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Grants & Community Development

ITEM: **RESOLUTION - AUTHORIZATION TO SUBMIT MULTIMODAL GRANT PROGRAM APPLICATION FOR THE SIDEWALK INSTALLATION PROGRAM**

Consider for recommendation to the Board of Commissioners adoption of a resolution authorizing the Township to submit an application to the PA Department of Community & Economic Development (DCED) Multimodal Grant Program for $3 million in funding for sidewalks, crosswalks, and other improvements as part of the Township's Sidewalk Installation Program.

PUBLIC COMMENT

ATTACHMENT(S):
09-11-2026 Multimodal Sidewalks Issue Briefing.docx
LMT Res #2026-XX 2026 MTF Sidewalks
20260730 - MTF Application #sidewalk maps.pdf

TOWNSHIP OF LOWER MERION
Grants & Community Development Committee

Issue Briefing

Topic: Resolution to Submit an Application to the PA DCED Multimodal Grant Program for the Township's Sidewalk Initiative

Prepared By: Brandon Ford, Assistant Township Manager
Joseph Mastronardo, PE, Township Engineer

Date: September 11, 2026

I. Action To Be Considered by the Board:

Adopt a resolution authorizing the Township to submit an application to the PA Department of Community & Economic Development (DCED) Multimodal Grant Program for $3 million in funding for sidewalks, crosswalks, and other improvements as part of the Township's Sidewalk Installation Program.

II. Why This Issue Requires Board Consideration:

A resolution authorizing submission is required for grant applications.

III. Current Policy or Practice (If Applicable): N/A

IV. Other Relevant Background Information:

The Lower Merion Township Sidewalk Installations Program was established as part of the 2023 Capital Improvement Program (CIP). When the program was established, the Board adopted a policy and selection criteria to identify specific locations where public funding and construction of sidewalks on non-township property would be in public interest. A list of High-Priority sidewalks projects was developed based upon recommendations from the 2016 Comprehensive Plan and had been refined through discussions with Ward Commissioners, the Ad Hoc Sidewalk Committee and Civic Associations and vetted by Township staff for physical and economic constructability.

The following two (2) projects were selected from the Township's High-Priority Sidewalk list to submit for the maximum of $3 million in grant funding allowed under the DCED multimodal program:

Site 1: Hagys Ford Road, Penn Valley, PA 19072 : The installation of a sidewalk along the west side of Hagys Ford Road between Moreno and Old Gulph Roads provides improved pedestrian visibility to the Y-intersection where Old Gulph and Hagys Ford Roads meet. The sidewalk and intersection upgrades coincide with Lower Merion Township and PennDOT capital

improvements for Hagys Ford Road between Righters Mill Road and Tower Lane to improve mobility in a corridor connecting residents and students with Penn Valley Elementary School and Welsh Valley Middle School.

Estimated Site 1 Project Cost: $1,928,448

Site 2: Morris Road, Penn Wynne, PA 19096 : The installation of the sidewalk along the north side of Morris Road, from Haverford Road to Lancaster Avenue, provides improvements at the intersection of Haverford Road and Lancaster Avenue. It also offers walkable access from Haverford Road in Penn Wynne to Lancaster Avenue in Wynnewood via Morris Road, Clothier Road, and Clover Hill Road. The densely populated residential neighborhoods will have sidewalk access to Penn Wynne Elementary School, Penn Wynne Park, Wynnewood Shopping Center, Wynnewood Train Station, Whole Foods Market, and other retail shopping along Lancaster Avenue and Wynnewood Road.

Estimated Site 2 Project Cost: $2,406,686
Combined Site 1 +2 Project Cost: $4,335,134

V. Impact On Township Finance:

The DCED multimodal grant requires a 30% local match, which would equate to a Township cost of just over $1.3 million. The Township currently programs capital expenditures for the Sidewalk Installation Program as part of CIP Project #4297. Since both sidewalk sites included in this grant request are part of the High-Priority Sidewalk List and programmed into the CIP, any grant funds awarded would complement CIP 4297 allocations and help offset the overall cost to the Township.

VI. Staff Recommendation:

Staff recommends that the Township adopt a resolution authorizing application to the PA DCED Multimodal Grant Program supporting a $3 million request for the Township's Sidewalk Installation Program.

TOWNSHIP OF LOWER MERION

RESOLUTION NO. _____

BE IT RESOLVED, that the Board of Commissioners of Lower Merion Township in Montgomery County hereby request a Multimodal Transportation Fund grant of $3,000,000 from the Commonwealth Financing Authority to be used for sidewalk and multi-modal infrastructure improvements as part of the Township-Wide Priority Sidewalk initiative.

BE IT FUTHER RESOLVED, that the Applicant does hereby designate Brandon Ford, Assistant Township Manager and Paul McElhaney, Director of Public Works as the official(s) to execute all documents and agreements between the Township of Lower Merion and Commonwealth Financing Authority to facilitate and assist in obtaining the request grant.

RESOLVED, by the Board of Commissioners this day of , 2026.

BOARD OF COMMISSIONERS
TOWNSHIP OF LOWER MERION

By: _____
Todd M. Sinai, President

ATTEST:

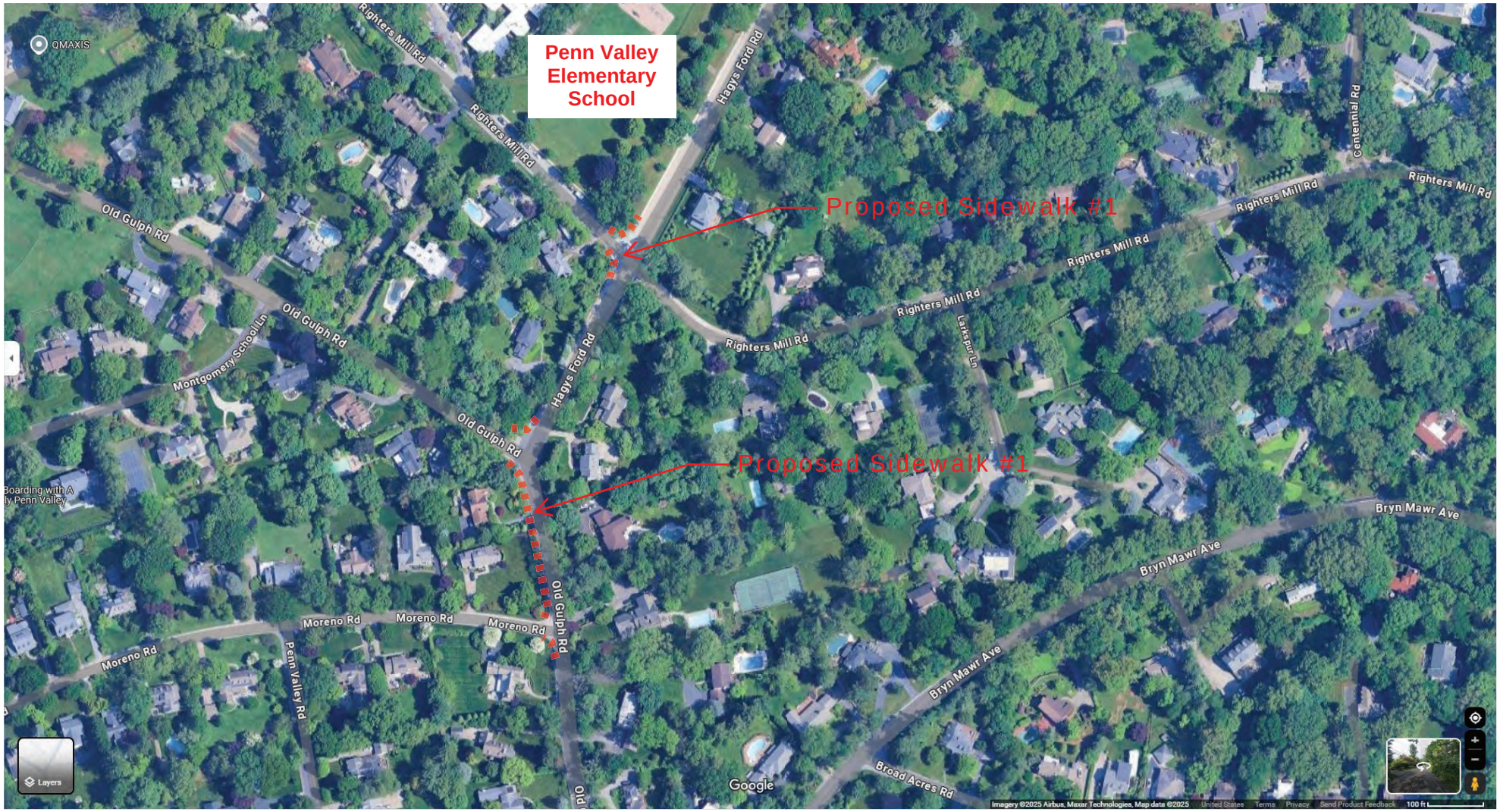
_____
Jody L. Kelley, Secretary

1. Hagys Ford Road: Old Gulpf Road to Tower Lane

* Old Gulph Road: Moreno Road to Hagys Ford Road

* Hagys Ford Road: Intersection with Righters Ferry Road

https://maps.app.goo.gl/YVr3tcyDhywmbUnM6



1. Hagys Ford Road: Old Gulph Road to Tower Lane (continued)

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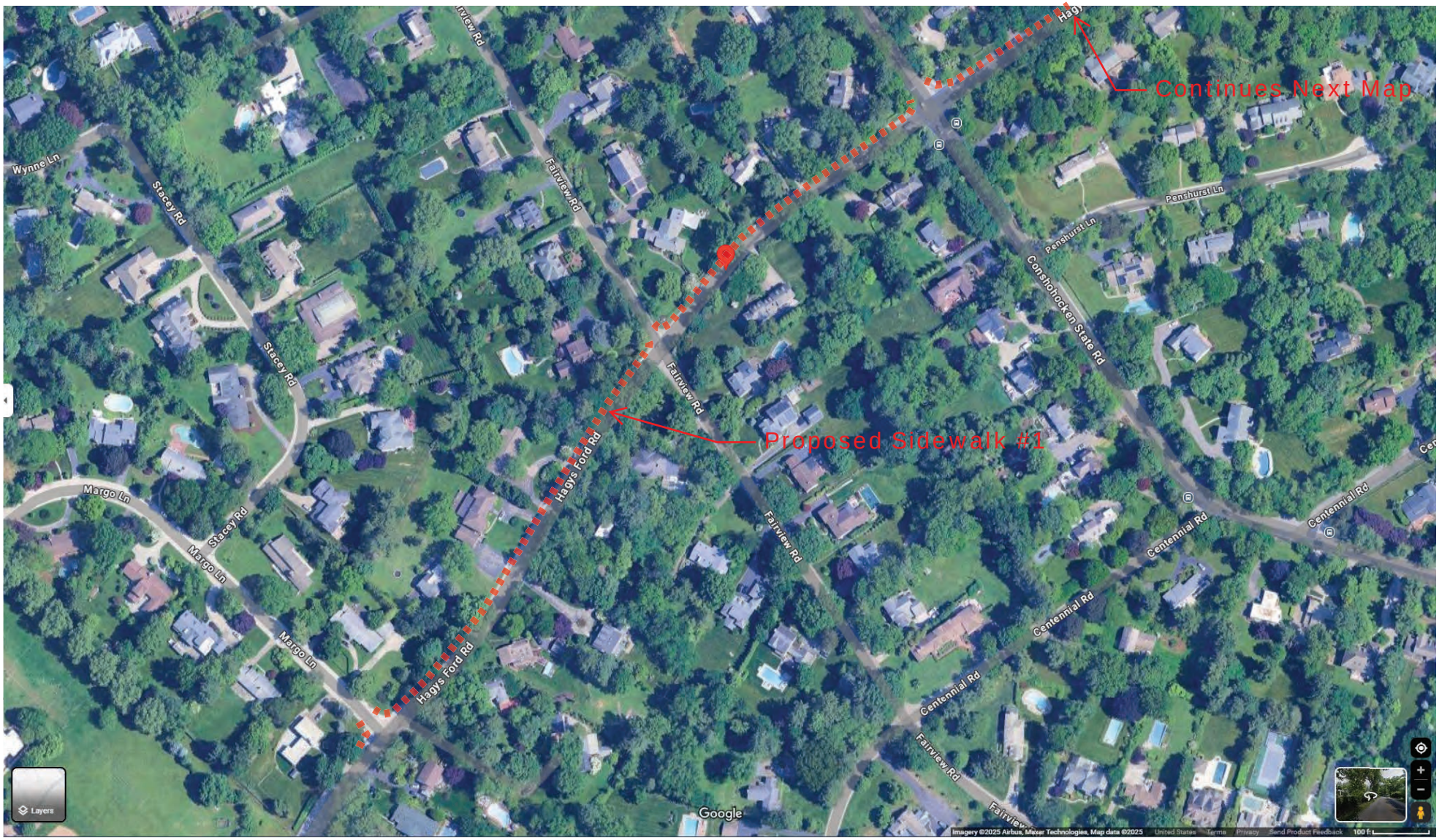

1. Hagys Ford Road: Old Gulph Road to Tower Lane (continued)

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3. Morris Road: Haverford Road to Lancaster Avenue / Lincoln Highway

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3. Morris Road: Haverford Road to Lancaster Avenue / Lincoln Highway (continued)

https://maps.app.goo.gl/ZFZYwzx6g34vyhPR8

3. Morris Road: Haverford Road to Lancaster Avenue / Lincoln Highway (continued)

4. Clover Hill Road: Morris Road to Lancaster Avenue / Lincoln Highway

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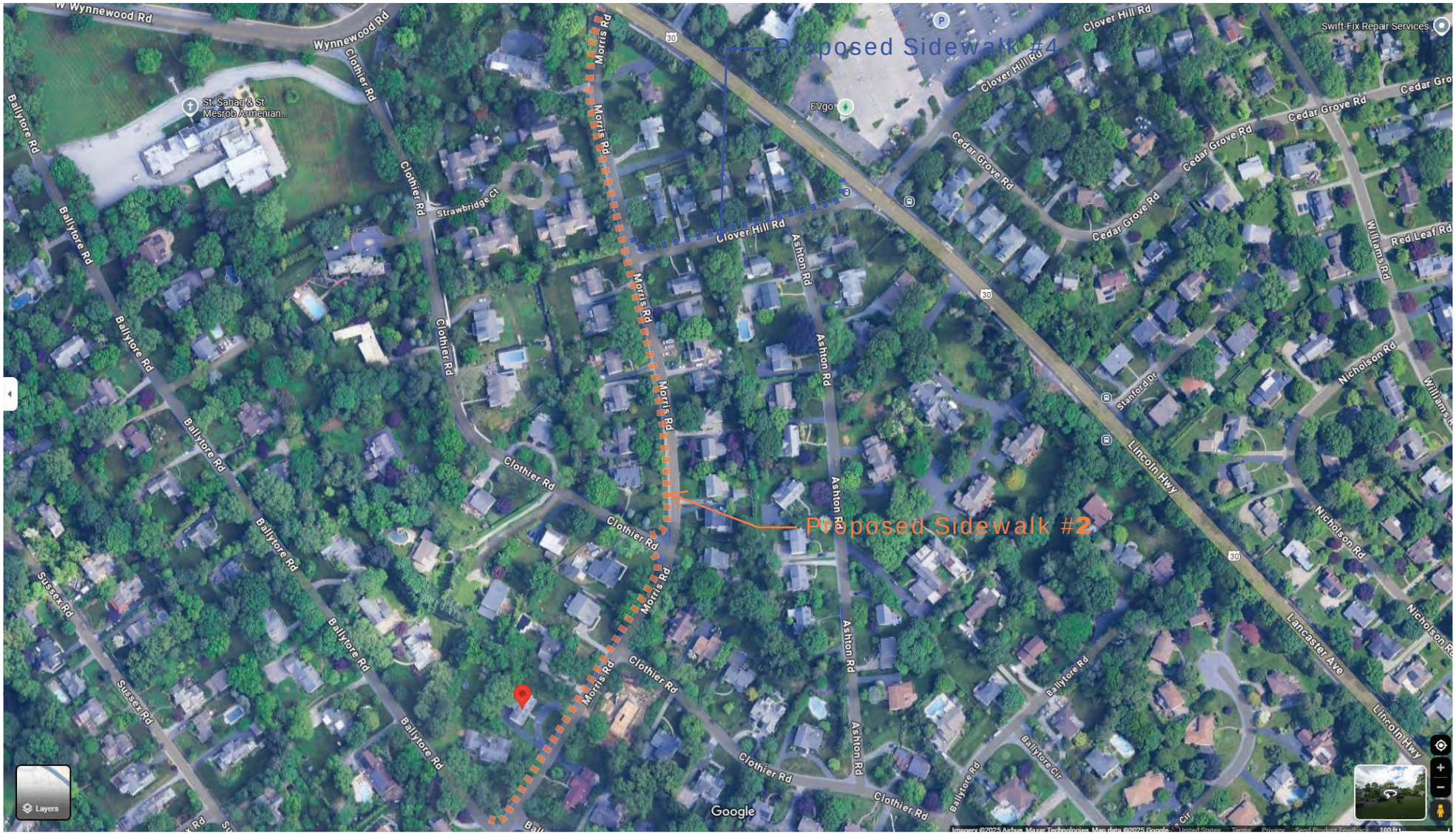

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Grants & Community Development

ITEM: **RESOLUTION - AUTHORIZATION TO SUBMIT LOCAL SHARE ACCOUNT (LSA) GRANT APPLICATION FOR KOEGEL COMPLEX PHASE I DESIGN**

Consider for recommendation to the Board of Commissioners adoption of a resolution authorizing the Township to submit a 2026 Local Share Account (LSA) - Statewide grant application to the Commonwealth Financing Authority (CFA) requesting up to $1,000,000 toward the approximately $1.1 million Phase I planning and design cost for the Koegel Complex redevelopment.

PUBLIC COMMENT

ATTACHMENT(S):
2026 LSA Grant Koegel Complex Issue Briefing
LMT Res #2026-XX LSA Grant Koegel Complex Phase I

TOWNSHIP OF LOWER MERION
Grants & Community Development Committee

Issue Briefing

Topic: Adopt a Resolution Authorizing a 2026 LSA Statewide Grant Application for Koegel Complex Phase I Design

Prepared by: Paul McElhaney, Director of Public Works
Jesse Hunting, Assistant Director of Public Works

Date: September 11, 2026

I. Action To Be Considered By The Board:

Adopt a Resolution authorizing the Township to submit a 2026 Local Share Account (LSA) - Statewide grant application to the Commonwealth Financing Authority (CFA) requesting up to $1,000,000 toward the approximately $1.1 million Phase I planning and design cost for the Koegel Complex redevelopment.

II. Why This Issue Requires Board Consideration:

The LSA Statewide program requires public-sector applicants to submit an adopted resolution that formally requests the grant, identifies the grant amount and project scope, and designates two officials to execute required documents. The 2026 application period closes November 30, 2026, and awards are anticipated in approximately September 2027. Adoption of the resolution will allow staff to complete and submit the application for Phase I design funding.

III. Current Policy Or Practice (If Applicable):

IV. Other Relevant Background Information:

The Koegel Complex is a major Township Public Works operating site and includes the existing Transfer Station and former incinerator, along with other municipal facilities and operations. The Township is planning a phased redevelopment of the complex to replace aging facilities and support the long-term needs of the Township's solid waste and Public Works operations. The proposed Phase I work is intended to advance that redevelopment by establishing existing site conditions and completing the engineering, permitting, utility coordination, and bid documentation necessary to move the transfer station portion of the project toward construction.

The current Phase I design fee estimate is approximately $1.1 million. Pending an LSA award anticipated in September 2027, Phase I would include design of a new Transfer Station and new electric control building, along with design and bid documents for demolition of the existing Transfer Station. The proposed grant-funded scope includes:

- Geotechnical field investigation, including borings, and preparation of a geotechnical report.

- Soil investigation and reporting, including characterization needed for potential off-site disposal.

- Limited tree removal and temporary site access necessary to allow drilling equipment to reach boring locations.

- Topographic survey and preparation of the project base plan.

- Preparation of design and bid documents for site work, architectural, mechanical, electrical, plumbing, and fire alarm and fire protection systems.

- Meetings and coordination with public utilities, including Aqua, PECO, and Verizon.

- Preparation of the PECO S&M electric service application package.

- Preparation of the Pennsylvania Department of Environmental Protection Transfer Station Permit Modification Package, including revision of the required Letter of Credit.

- Preparation of the Pennsylvania Department of Environmental Protection NPDES / General Permit Application Package.

The application would characterize this phase as a planning-only project. LSA Statewide guidelines identify planning, consulting, and design costs related to planning projects as eligible and state that the 10% limitation on engineering and design costs for construction projects does not apply to a planning-only project.

V. Impact On Township Finances:

The total estimated Phase I cost is approximately $1.1 million. The Township intends to request the maximum LSA Statewide grant of $1.0 million. LSA does not currently require a local match. Any remaining project cost, including the approximately $100,000 gap between the current estimate and the maximum grant request, would be funded through additional grant sources and/or Township capital funds appropriated through the Capital Improvement Program (CIP). If the grant award is less than requested, the resulting funding gap would be addressed through the same combination of additional grants and Township capital funds. Aside from the $100 non-refundable LSA application fee, adoption of the resolution itself has no immediate financial impact. Grant-funded and proposed match costs must not be incurred prior to CFA approval if they are to remain eligible under the application.

VI. Staff Recommendation:

Staff recommends that the Board adopt the Resolution authorizing submission of a 2026 LSA Statewide grant application requesting up to $1,000,000 for Phase I planning and design of the Koegel Complex redevelopment and designating two Township officials to execute the required application and grant documents.

TOWNSHIP OF LOWER MERION

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF LOWER MERION AUTHORIZING AN APPLICATION FOR A STATEWIDE LOCAL SHARE ACCOUNT GRANT FOR PHASE I PLANNING AND DESIGN OF THE KOEGEL COMPLEX REDEVELOPMENT

WHEREAS, the Pennsylvania Race Horse Development and Gaming Act (Act 2004-71), as amended, provides for the distribution of gaming revenues through the Commonwealth Financing Authority (CFA) to support projects in the public interest within the Commonwealth of Pennsylvania; and

WHEREAS, the Pennsylvania Department of Community & Economic Development (PA DCED) administers the Statewide Local Share Account (LSA) grant program on behalf of the CFA; and

WHEREAS, the Township of Lower Merion is advancing the redevelopment of the Koegel Complex, including the planned replacement of the existing Transfer Station with a new Transfer Station, construction of a new electric control building, and demolition of the existing Transfer Station; and

WHEREAS, Phase I consists of the planning, investigation, engineering, permitting and design work necessary to advance the project toward construction, including site investigations, topographic survey and base plan preparation, design and bid documents, public utility coordination, and required PECO and Pennsylvania Department of Environmental Protection application and permit packages; and

WHEREAS, the estimated cost of the Phase I work is approximately $1,100,000, and the Township seeks a Statewide LSA grant in the amount of $1,000,000 to partially fund the project, with any remaining costs anticipated to be funded through additional grants and/or Township capital funds appropriated through the Capital Improvement Program; and

WHEREAS, the Township understands the application requirements and, if grant funds are awarded, the applicable contracting and grant administration requirements of the Statewide LSA program;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Township of Lower Merion hereby authorizes the Township Manager and the Director of Public Works to submit an application to PA DCED requesting a Statewide Local Share Account grant in the amount of $1,000,000 from the Commonwealth Financing Authority to partially fund Phase I planning, engineering, permitting and design for the Koegel Complex redevelopment.

BE IT FURTHER RESOLVED, that the Township hereby designates Ernie B. McNeely, Township Manager, and Paul A. McElhaney, Director of Public Works, as the officials authorized to execute all documents and agreements between the Township of Lower Merion and the Commonwealth Financing Authority necessary to facilitate and assist in obtaining the requested grant.

RESOLVED, by the Board of Commissioners this day of , 2026.

BOARD OF COMMISSIONERS
TOWNSHIP OF LOWER MERION

By: _____
Todd M. Sinai, President

ATTEST:

_____
Jody L. Kelley, Secretary