

TOWNSHIP OF LOWER MERION

GRANTS & COMMUNITY DEVELOPMENT COMMITTEE

**WEDNESDAY, APRIL 15, 2026
6:00 PM (Approximately)**

Chairperson: Craig Timberlake

Vice Chairperson: Michael Daly, Maggie Epstein

AGENDA

1. **WAIVER OF CDBG RESIDENTIAL REHABILITATION FUND LIMIT**
2. **RESOLUTION - AUTHORIZATION TO APPLY TO THE PA DEPARTMENT OF COMMUNITY
& ECONOMIC DEVELOPMENT MULTIMODAL GRANT PROGRAM**



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Grants & Community Development

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

Consider for recommendation to the Board of Commissioners approval to add \$32,000 to the previously approved expense of \$116,000 for a total of \$148,000 including a contingency of \$5,000 to bring this home in Ardmore to minimum standards pursuant to DCDBG regulations.

PUBLIC COMMENT

ATTACHMENT(S):

[Issue Briefing - CDBG Rehab Spending Limit Waiver](#)

[Backup Material - GRC form](#)

TOWNSHIP OF LOWER MERION

Grants and Community Development Committee

Issue Briefing

Topic: Community Development Block Grant Residential Rehabilitation Program

Prepared By: Emily Crane, Community Development Technician

Date: April 10, 2026

I. Action to Be Considered by The Board:

Approve adding \$32,000 to the previously approved expense of \$116,000 for a total of \$148,000 including a contingency cost of \$5,000 to bring this home in Ardmore 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:

The Board approved funding the original scope of work at their July 30, 2025 meeting, with \$41,000 in additional funds over the staff approved \$75,000. The initial funding approval was sought during the bidding process in an attempt to avoid a delay in beginning the project after final bidding. The bids came in higher than anticipated, and additional issues requiring rehabilitation were identified during the demolition process including knob and tube wiring, a cracked plumbing stack, lack of insulation and other miscellaneous repairs.

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: Emily Crane, Community Development Technician

DATE: April 15, 2025

SUBJECT: Request approval of funds for CDBG Housing Rehabilitation

DESCRIPTION: Ardmore (50%) Income; Ward 4

SUMMARY: This Ardmore single family residence requires extensive lead removal, replacement of lead coated windows at front porch, new front landing and steps, interior rehabilitation of bathroom and lead paint affected areas, and re-build of rear one story structure, including back steps and landing, complete rewiring and new electrical box and plumbing stack replacement.

Total Project Cost (excluding lead)			\$148,000
General Contractor		\$137,000	
Structural Engineer Fee		\$6,000	
Lead Abatement	\$58,000		
Relocation	\$7,500		
Contingency		\$5,000	

Pre-Approved Source of Funds			
Staff Approved	\$50,000		
Grants Review committee	\$25,000		
Pre-Approved Funds Subtotal			\$75,000
Additional funding requested from Board of Commissioners			\$73,000

CDBG STAFF REVIEW COMMITTEE:

DATE: _____

BOARD OF COMMISSIONERS APPROVAL: _____



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Economic Development

ITEM: **RESOLUTION - AUTHORIZATION TO APPLY TO THE PA DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT MULTIMODAL GRANT 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 the Ardmore Multi-Modal Transit Center Project in the amount of \$3.0 million with a minimum 30% match.

PUBLIC COMMENT

ATTACHMENT(S):

[Issue Briefing - Multimodal Ardmore Garage](#)

[Resolution - Multimodal Ardmore Garage](#)

TOWNSHIP OF LOWER MERION
Grants & Community Development Committee

Issue Briefing

Topic: Resolution to Submit an Application to the PA Department of Community & Economic Development Multimodal Grant Program

Prepared By: Brandon Ford, Assistant Township Manager

Date: April 10, 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 the Ardmore Multi-Modal Transit Center Project in the amount of \$3.0 million.

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:

Downtown Ardmore is a vibrant commercial corridor and economic anchor within Montgomery County and the Greater Philadelphia region. Lower Merion Township, in partnership with Amtrak, seeks to reimagine two surface parking lots adjacent to the Ardmore Train Station as a modern multi-modal parking facility. If funded, this project would amplify the growing energy in Ardmore, enhance accessibility for commuters and visitors, and bring more foot traffic to local shops, restaurants, and services.

In October 2025, the Township executed a Memorandum of Understanding (MOU) with Amtrak to jointly market and pursue the development of properties at Ardmore Station through a Master Developer Process. The MOU outlined the collaborative process currently underway to market and redevelop several contiguous parcels owned by Amtrak and the Township, with the goal of delivering significant public benefits. Central to that undertaking is the desire to construct new public parking spaces as part of a structured, multi-modal parking facility that would serve commuters, local businesses, Township facilities, and future commercial tenants. The Township's application requests \$3.0 million in state funds, the maximum amount available to be requested, for the development of the Ardmore Multi-Modal Transit Center from the PA DCED Multimodal Grant Program. State support through this funding would

significantly strengthen the partnership between Amtrak and Lower Merion Township, helping to attract private investment and accelerate implementation of this transformative project. A state commitment of this nature would also signal unified support across local, state, and federal partners, demonstrating that all levels of government recognize the project's importance to Ardmore's economic vitality and regional mobility.

The DCED Multimodal Grant Program is designed to encourage economic development and ensure that a safe, reliable, and diversified transportation system is available to residents of the commonwealth.

V. Impact On Township Finance:

Although the grant requires a local match of at least 30%, this match would be fulfilled by the anticipated private capital committed to the project. As such, there is no direct financial impact on Township's finances.

VI. Staff Recommendation:

Staff recommends that the Township adopt a resolution authorizing application to the PA DCED Multimodal Grant Program for the Ardmore Multi-Modal Transit Center Project.

TOWNSHIP OF LOWER MERION

RESOLUTION NO. _____

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE TOWNSHIP OF LOWER MERION AUTHORIZING THE
APPLICATION TO PA DEPARTMENT OF COMMUNITY &
ECONOMIC DEVELOPMENT'S MULTIMODAL GRANT FOR
THE ARDMORE MULTI-MODAL TRANSIT CENTER PROJECT**

WHEREAS, Lower Merion Township is a first-class Township of the Commonwealth of Pennsylvania committed to enhancing mobility, economic vitality, and infrastructure investment within its commercial districts; and

WHEREAS, the Township entered into a partnership with Amtrak to advance the planning for the Ardmore Multimodal Transit Center project (the "Project") in downtown Ardmore, which will improve regional connectivity, enhance public access, and support economic development within one of the Township's primary commercial corridors; and

WHEREAS, the Project is intended to modernize and integrate transit facilities serving residents, commuters, businesses, and visitors, including coordination with regional rail, structured parking, pedestrian access, and related site improvements; and

WHEREAS, the Township desires to submit a \$3.0 million request for PA DCED Multimodal Grant funding to support the design, engineering, construction, and related capital costs of the Ardmore Multimodal Transit Center project; and

NOW, THEREFORE, BE IT RESOLVED, that the Township of Lower Merion of Montgomery County, Pennsylvania, hereby request a Multimodal Transportation Fund grant of \$3.0 million from the Commonwealth Financing Authority to be used for the Ardmore Multimodal Transit Center Project; and

BE IT FURTHER RESOLVED, that the Board of Commissioners of the Township of Lower Merion hereby authorizes Ernie B. McNeely, Township Manager as the official(s) to execute all documents and agreements between the Township of Lower Merion and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

RESOLVED, this day of , 2026

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF LOWER MERION

Todd M. Sinai, President

ATTEST:

Jody L. Kelley, Secretary