

TOWNSHIP OF LOWER MERION

GRANTS & COMMUNITY DEVELOPMENT COMMITTEE

**WEDNESDAY, JULY 8, 2026
7:45 PM (Approximately)**

Chairperson: Craig Timberlake

Vice Chairperson: Maggie Epstein, Michael Daly

AGENDA

1. **WAIVER OF CDBG RESIDENTIAL REHABILITATION FUND LIMIT**
2. **COMMUNITY DEVELOPMENT BLOCK GRANT FUND REALLOCATION**
3. **AUTHORIZATION TO ENTER INTO AN INNOVATIVE FINANCE AND ASSET CONCESSION GRANT PROGRAM (IFAC) COOPERATIVE AGREEMENT WITH THE U.S. DEPARTMENT OF TRANSPORTATION (DOT) - ARDMORE MULTIMODAL TRANSIT CENTER PROJECT**



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 \$11,000 to the previously approved \$116,000 for a total of \$127,000 to bring a property in Ardmore to minimum standards pursuant to CDBG regulations.

PUBLIC COMMENT

ATTACHMENT(S):

[Issue Briefing](#)

[Rehab Spending Chart](#)

TOWNSHIP OF LOWER MERION

Grants and Community Development Committee

Issue Briefing

Topic: CDBG Residential Rehabilitation Program

Prepared By: Emily Crane, Community Development Technician

Date: July 2, 2026

I. Action to Be Considered by The Board:

Approve adding \$11,000 to the previously approved expense of \$116,000 for a total of \$127,000 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 a proposed budget 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 attempt to avoid a delay in beginning the project after final bidding. The bids came in higher than anticipated, and additional issues were that required rehabilitation were identified during the demolition process including the presence of knob and tube wiring and inadequate framing.

V. Impact on Township Finances:

The Federal CDBG funds supplement Township funds used to supply services to people of low to moderate income in the community and rehabilitation of public facilities.

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: July 2, 2026

SUBJECT: Request approval of funds for CDBG Housing Rehabilitation

DESCRIPTION: Ardmore (80%) Income; Ward 4

SUMMARY: This Single-Family home required extensive lead removal, failing porch and reach porch framing, plumbing and electrical repairs, other framing repair, full re-wiring extensive interior rehabilitation.

Total Project Cost			\$127,000
General Contractor		\$121,000	
Structural Engineer		\$6,000	
Lead Abatement	58,000		
Relocation	8,000		
Contingency			
	,		
Pre-Approved Source of Funds			
Staff Approved	\$50,000		
Grants Review committee	\$75,000		
Pre-Approved Funds Subtotal			\$116,000
Additional funding requested from Board of Commissioners			\$11,000

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: COMMUNITY DEVELOPMENT BLOCK GRANT FUND REALLOCATION

Consider for recommendation to the Board of Commissioners approval to reallocate \$65,508.28 from CDBG Activity #669 supporting renovation of the Historic Ashbridge House to CDBG Activity #763 supporting the Owner-Occupied Residential Rehabilitation Program.

PUBLIC COMMENT

ATTACHMENT(S):

[Issue Briefing](#)

TOWNSHIP OF LOWER MERION

Grants and Community Development Committee

Issue Briefing

Topic: **Community Development Block Grant Fund Reallocation**

Prepared By: **Emily Crane, Community Development Technician**

Date: **July 2, 2026**

I. Action to Be Considered by The Board:

Approve reallocating \$65,508.28 from CDBG Activity #669 supporting renovation of the Ashbridge House to CDBG Activity #763 supporting the Owner-Occupied Rehabilitation Program.

II. Why This Issue Requires Board Consideration:

The Lower Merion Township CDBG Amendment Procedures requires staff to obtain approval from the Board of Commissioners when moving more than \$50,000 to or from any individual CDBG activity.

III. Current Policy or Practice (If Applicable):

Approval from the Board of Commissioners is required for funding changes in excess of \$50,000 in any given activity.

IV. Other Relevant Background Information:

The Board approved funding over several years to support renovation of the Historic Ashbridge House. The funds were intended to support both architecture fees and lead abatement. The lead abatement was paid for as part of the general construction costs, leaving excess funds in the account. Staff would like to move the funds to the Township's Owner-Occupied Rehabilitation Program.

V. Impact on Township Finances:

The Federal CDBG funds supplement Township funds used to supply services to people of low to moderate income in the community and rehabilitation of public facilities.

VI. Staff Recommendation:

Staff recommends that the Board of Commissioners approve the CDBG funding reallocation request.



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Grants & Community Development

ITEM: AUTHORIZATION TO ENTER INTO AN INNOVATIVE FINANCE AND ASSET CONCESSION GRANT PROGRAM (IFAC) COOPERATIVE AGREEMENT WITH THE U.S. DEPARTMENT OF TRANSPORTATION (DOT) - ARDMORE MULTIMODAL TRANSIT CENTER PROJECT

Consider for recommendation to the Board of Commissioners authorizing the Township Manager to enter into an Innovative Finance and Asset Concession Grant Program Cooperative Agreement with the U.S. Department of Transportation for the Ardmore Multimodal Transit Center Project.

ATTACHMENT(S):

[07-02-2026 IFAC Grant Coop Agreement Issue Briefing.docx](#)

TOWNSHIP OF LOWER MERION
Grants & Community Development Committee

Issue Briefing

Topic: Authorization to Enter into an Innovative Finance and Asset Concession Grant Program (IFAC) Cooperative Agreement with the U.S. Department of Transportation (DOT).

Prepared By: Brandon Ford, Assistant Township Manager

Date: July 2, 2026

I. Action To Be Considered by the Board:

Authorize the Township Manager to enter into an Innovative Finance and Asset Concession Grant Program Cooperative Agreement with the U.S. Department of Transportation for the Ardmore Multimodal Transit Center Project.

II. Why This Issue Requires Board Consideration:

Entering into agreements with governmental entities requires Board approval.

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

IV. Other Relevant Background Information:

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. This project is intended to amplify the growing energy in Ardmore, enhance accessibility for commuters and visitors, and bring more foot traffic to local shops, restaurants, and services. Administered by the DOT, the Innovative Finance and Asset Concession Grant Program (IFAC) provides federal funding to municipalities to facilitate and evaluate public-private partnerships to improve transportation infrastructure using underutilized public assets. Lower Merion Township was recently awarded \$995,000 in IFAC funding by DOT to finance preliminary technical assistance for the Ardmore Multimodal Transit Center Project. The IFAC grant requires that the Township enter into a Cooperative Agreement with DOT.

V. Impact On Township Finance:

There is no financial impact. The IFAC grant is 100% federally funded and does not require a local match from the Township.

VI. Staff Recommendation:

Staff recommends that the Board authorize the Township Manager to enter into an Innovative Finance and Asset Concession Grant Program Cooperative Agreement with the U.S. Department of Transportation (DOT) for the Ardmore Multimodal Transit Center Project.