

INDEX
Upper Darby Township Council Meeting
December 9, 2020

Pledge of Allegiance to the flag of the United States of America	1
Moment of Silence for those that have been lost	
Opening of Meeting	1
Roll Call	1
Rules for Meeting Decorum	1
“Upper Darby Township Council and Residents will maintain professional respect for each other. Council encourages free speech, however, civility is required which would prohibit threats, profanity, scandalous, impertinent and redundant comment or any comment the discernible purpose of which is to disrupt or prevent the conduct of the business of the meeting”	
2nd Presentation for Preliminary Drexeline Shopping Center Land Development	1-2
Presentation for Shadeland Avenue Land Development	2
Public Forum	2-3
The Honorable Mayor Barbarann Keffer	3-4
President of Council, Laura A. Wentz	4
 <u>COMMITTEE REPORTS</u>	
Planning, Zoning and Building Code Committee	
Co-Chairs Robert S. Gwin Jr. Michelle Billups	
Members: Hafiz Tunis Jr. & Donald P. Bonnett	
Resolution No. 56-20, a Resolution of Upper Darby Township granting preliminary/final subdivision plan approval to James Robertson for a two lot subdivision at 456 Shadeland Avenue	4 9-12
Approval of Resolution No. 56-20	4
Resolution No. 57-20, a Resolution of Upper Darby Township granting preliminary/final subdivision and land development plan approval to MCBH Drexeline Plaza, LP for redevelopment of the Drexeline Shopping Center	4 13-18
Approval of Resolution No. 57-20	5

Law and Government & Rules and Procedures Committee

Co-Chairs: Michelle Billups & Matt Silva

Members: Danyelle Blackwell & Sheikh M. Siddique

Public Hearing for Ordinance No. 3085, an Ordinance of Upper Darby Township, Delaware County, Pennsylvania, amending Ordinance No. 3065, which amended Ordinance No. 2507, commonly known as the Upper Darby Township Administrative Code, to clarify the Mayor's power and responsibilities related to appointments to the Police Pension Board and Civil Service Commission 5
19-26

Approval of Ordinance No. 3085 5

Finance and Appropriations Committee

Co-chairs: Robert S. Gwin Jr., & Matt Silva

Member: Danyelle Blackwell & Brian K. Burke

Resolution No. 50-20, a Resolution of Upper Darby Township adopting the 2021 Budget providing a financial plan of all Township funds and activities for the ensuing year 5
27-28

Approval of Resolution No. 50-20 5

Introduction of Ordinance No. 3086, an Ordinance of the Township of Upper Darby, County of Delaware, and the Commonwealth of Pennsylvania, fixing the tax rate for the Year 2021 and appropriating specific sums estimated to be required for the specific purpose of the Municipal Government

Explanation of millage calculation from Gary Merron, Director of Finance 6-7

Introduction of Ordinance No. 3087, an Ordinance of Upper Darby Township, Delaware County, authorizing the transfer of unencumbered appropriations from certain departments, offices and agencies to other departments, offices and agencies in accordance with Section 909 (D) of the Home Rule Charter 7

Approval of Motion to introduce Ordinance No. 3086 7

Approval of Motion to introduce Ordinance No. 3087 7

Solicitor 7-8

Old Business 8

New Business 8

Drexline Land Development attachments 29-43

Attachments from Gary Merron, Director of Finance 44-66

Adjournment at 9:28 p.m. 8

MINUTES FOR DECEMBER 9, 2020 COUNCIL MEETING

The video of this meeting can be viewed in its entirety on youtube.com/upperdarby.org

Pledge of Allegiance to the flag of the United States of America

Moment of Silence for those that have been lost and for a Marple Police Officer who passed away.

Opening of Meeting

Roll Call

Hafiz Tunis Jr. (HT), Bob Gwin (RG), Michelle Billups (MB), Matt Silva (MS), Danyelle Blackwell (DB), Brian K. Burke (BB), Sheikh Siddique (SS), Donald P. Bonnet (DPB), Thomas P. Wagner (TW), Laura A. Wentz (LW)

Lisa Faraglia (LF), excused (left early)

Present at the Meeting

Barbarann Keffer, Mayor
Vincent A. Rongione Esq., CAO
Sean P. Kilkenny, Esquire
Courtney N. Richardson, Esquire
Alison Dobbins, Director of Special Projects
Alexis Cicchitti, Chief Municipal Clerk
Mike Galante, PE, PP, CME, Township Engineer
Chris McSween, Director of Licenses & Inspection
Gary Merron, Director of Finance

Guests

P. David Bramble, Managing Partner for MCB Real Estate, LLC
Drew Gorman, Principal for MCB Real Estate, LLC
Daniel A. Shabel, Principal for MCB Real Estate, LLC
Mark D. Damico, Esq., Counsel for MCB Real Estate, LLC
Roberto Espina, Design Engineer at Bohler Engineering

Rules for Meeting Decorum

“Upper Darby Township Council and Residents will maintain professional respect for each other. Council encourages free speech, however, civility is required which would prohibit threats, profanity, scandalous, impertinent and redundant comment or any comment the discernible purpose of which is to disrupt or prevent the conduct of the business of the meeting”

Second Presentation for Preliminary Drexline Shopping Center Land Development

***See Attached

Mr. Bramble opened up the meeting on behalf of the developer, MCB Real Estate. He introduced Drew Gorman to give a summary of the physical changes to the Plan: addressing the letter with the township engineer's concern with the adjacencies to the creek, green space, the trail and other factors in the plan. They

widened the walking trail from five to eight feet to eliminate parking along the creek, thus creating a greater buffer area and additional green space. They widened the area near SEPTA for additional parking and convenience. There will be an additional 48 units, from 142 to 190 units. This new plan includes improvements to pedestrian connectivity, creating a more direct walking path. Another major modification to the plan was to decrease the amount of impervious by twenty percent, which created more green space. They have agreed to go back through zoning relative to the residential issues. Therefore, a scheduled zoning meeting will take place on December 22, 2020. Mr. Gorman reached out to Mr. Galante, the Township Engineer about the status of his letter and the Delaware County Planning Authority in relation to the changes to the plan. Mr. Galante confirmed that they are on target with addressing any issues that were in his letter. He also believes the changes made are beneficial to the review from the Delaware County Planning Commission.

LW requested the breakdown of the units, such as studios, one and two bedrooms. She also asked about the probability that they will offer three bedrooms and pointed out that residents are concerned about three bedroom units. Mr. Gorman said they are in the process of an updated segmentation study. The results will be provided during the Zoning Hearing Board on December 22, 2020. He further stated that they do not plan to include three bedrooms.

LW asked about the design of the ShopRite. Mr. Gorman stated they are still in the planning process.

RG asked if the plans include charging stations for electric cars. Mr. Gorman anticipates there will be charging stations.

LF asked if the apartments are for lower income or senior citizens. Mr. Gorman claimed they are regular market value units.

TW asked for clarification about Woodland Avenue as a one- way access. Mr. Gorman confirmed that they modified it to a single inlet lane. TW asked if there is progress with establishing Anthony's Restaurant. Mr. Shabel said they are closer to a solution.

DPB asked for clarification for the additional units because the public notice states 42 and Mr. Gorman stated 48 additional units. Mr. Gorman confirmed it is "48" additional units. DPB asked to document this correction. DPB pointed out that the agenda states "*preliminary and final*" for the subdivision and land development plan approval and asked for clarification. Solicitor Kilkenny stated it is just for the preliminary, as written in the Resolution.

BB asked how many total parking spaces there would be. Mr. Espina stated that it is 640 spaces.

Presentation for Shadeland Avenue Land Development

Mike Galante gave a brief summary.

There are no proposed improvements. The owner is requesting the subdivision for marketability, giving the owner an opportunity to sell the property as two separate parcels or keep one and sell the other.

Public Forum

Lee Ann Jordan of 90 Pilgrim Lane expressed her concerns about the additional 42 apartment units accommodating families with school-aged children. She does not believe our school district can handle more students because we are already at full capacity. Mr. Gorman stated that they are not looking at three bedrooms. The cost of these units tend to be prohibitive for families.

Stacey Hawley of 1017 Mason Avenue expressed her concerns about the expansion of the apartment building attracting families with school-aged children causing overcrowding in our schools.

Kyle T. McIntyre of 1040 Drexel Avenue inquired about the percentage of apartment units set at affordable rates and if there are any zoning requirements. Mr. Galante responded there are no requirements. These are current market rate apartments.

The Honorable Mayor Barbarann Keffer

Mayor's Message, December 9, 2020

Good evening everyone. Tonight, Council will vote on a preliminary land development plan for the development of the Drexeline Shopping Center. First and foremost, MCB delivered land development plans to the township for the first time in February 2020. Since then, my administration has worked very cooperatively with MCB to improve the plan and that has resulted in a decrease of impervious surfaces, better connectivity for pedestrians and vehicles and a plan that reflects the realities of our post-COVID future.

There is a big difference between a conceptual plan and a land development plan. The conceptual plan was presented at the May 2018 ZHB meeting. It is very important for everyone to know that there was no land development plan prior to February of this year when MCB submitted one to the township. Regarding speculative lost revenue, I will refer to the testimony of MCB's financial consultant at the May 2018 Zoning Hearing Board meeting: the development yields a positive net fiscal impact to the township of approximately \$80,000 a year. The consultant goes on to say, "during construction we estimate approximately \$460,000 net positive impact to the township. Most of that are construction permits and fees that would be required as part of the construction."

To be clear, permit fees are not a revenue-generator. Permit fees cover the township costs for plan review, inspections and other professional services. In fact, municipal fees are expressly forbidden by state law to be moneymakers. I am absolutely thrilled that this development, which is at the western gateway into our township, is moving forward.

A copy of the Drexeline development transcript from the May 2018 ZHB board meeting will be posted to the township website: www.upperdarby.org.

In addition, as part of a settlement agreement which Council will vote on tonight, I state the following: Francis J. Catania faithfully served on the Board of Trustees of the Police Pension Plan and the Township's Civil Service Commission from 1998 until February 19, 2020. The Township accepts Mr. Catania's voluntary resignation from these positions and hereby commends and thanks Mr. Catania for his long and devoted service.

Switching gears, I am very pleased to announce that our township has been selected as a member of the Local Climate Action Program (LCAP), administered by the Pennsylvania Department of Environmental Protection (DEP).

LCAP partners local governments with college and university students throughout the Commonwealth to develop comprehensive climate action plans. The teams also work with a DEP contractor to create these plans and put them into action.

We are thrilled to be selected as one of the participants in the Local Climate Action Program, which is a highly competitive program. Our administration is committed to improving the lives of all Upper Darby residents in the short and long term, and we look forward to working with the state and local students to ensure that we create a better climate for our children and ourselves.

This season, we will continue the Christmas Tree Curbside Collection on the weeks of January 4-8 and 11-15. You can put your tree out with your regular recycling. What is new this season is that residents can drop off their Christmas trees at Naylor's Run Park beginning December 26, just around the bend from the tennis courts. Please remove all decorations from the tree before dropping it off. The Christmas trees are chopped into mulch, which is free to residents (not contractors) and is used throughout the township and it keeps the trees out of our regular trash stream, which costs taxpayers \$58/ton. Recycling your cut tree will help keep our sanitation costs lower and help the environment. Trees will not be collected with the regular trash pick-up. So please, bring your tree to Naylor's Run Park starting on December 26 **or** put them out with your recycling the first two weeks of January.

On a related note, the trash and recycling calendars that you received last year post collections through the end of January. We will be sending out the 2021 trash and recycling schedule notice in January. The current schedule is also available on our township website, www.upperdarby.org.

President of Council, Laura A. Wentz

LW wanted to warn the residents about the recent theft of catalytic converters in the Township. She also thanked the Men of Action, Brothers of Faith and the Bywood Community Association for their 8th Annual Family Holiday Giveaway along with all other groups who are assisting those in need.

COMMITTEE REPORTS

Planning, Zoning and Building Code Committee

Co-Chairs: Robert S. Gwin Jr., & Michelle Billups

Members: Hafiz Tunis, Jr. & Donald P. Bonnett

Resolution No. 56-20, a Resolution of Upper Darby Township granting preliminary subdivision plan approval to James Robertson for a two-lot subdivision at 456 Shadeland Avenue.

Solicitor Kilkenny gave a brief on Resolution 56-20

Motion to approve Resolution No. 56-20: RG/HT Eleven in favor. Resolution No. 56-20 is approved.

LW asked for clarification from the Solicitors about reading each waiver individually as well as the Resolution as a whole or collectively. Solicitor Kilkenny responded he will read the Resolution and read the waivers then he will ask Mr. Galante to explain the waivers giving Council the opportunity to ask questions. If there are no objections, Council may approve both the waivers and the Resolution.

Resolution No. 57-20, a Resolution of Upper Darby Township granting preliminary subdivision and land development plan approval to MCBH Drexline Plaza, LP for redevelopment of the Drexline Shopping Center.

Solicitor Kilkenny gave a brief on **Resolution No. 57-20**.

Solicitor Kilkenny clarified that the fifth "*Whereas*" Clause should read... "*last revised October 23, 2020*", instead of the listed date of "*August 28, 2020*".

Township Engineer Mike Galante, discussed the waivers and stated that he takes no exceptions to the waivers.

DPB asked for another explanation of the third waiver. Mr. Galante provided more detail. He said this waiver is referring to the driveway closest to the automobile service station at Township Line and State Roads. These driveways offset less than the requirements. However, the applicant is restricting turning movements, which eliminates many of the traffic conflicts from a full movement driveway adjacent to another full movement driveway.

DPB would like to add the condition, with the approval of Council, vehicular access through the site from Woodland Avenue with free access to State Road. Mr. Damico, Counsel for the developers, confirmed that they have no objection to this request. Solicitor Kilkenny stated that this condition would be added after the Motion to approve the preliminary plan and all the waivers.

RG wanted clarification about the 10 feet between the stream and the property in lieu of the 50 feet requirement. Mr. Galante specified this is a zoning issue, not a land development issue. The Zoning Hearing Board granted the request for this relief.

Motion to approve Resolution No. 57-20, all of its waivers and DPB's condition that vehicular access is ensured from Woodland Avenue to State Road.

RG/HT Moved and seconded. Eleven in favor. Resolution No. 57-20 is approved.

Law and Government & Rules and Procedures Committee

Co-Chairs: Michelle Billups & Matt Silva

Members: Danyelle Blackwell & Sheikh M. Siddique

Public Hearing for Ordinance No. 3085, an Ordinance of Upper Darby Township, Delaware County, Pennsylvania, amending Ordinance No. 3065, which amended Ordinance No. 2507, commonly known as the Upper Darby Township Administrative Code, to clarify the Mayor's power and responsibilities related to appointments to the Police Pension Board and Civil Service Commission

Solicitor Kilkenny gave a brief on **Ordinance No. 3085**

LW opened a Public Hearing but there were no public comments submitted. Therefore, the hearing is closed.

Motion to adopt Ordinance No. 3085: DB/RG Moved and seconded. A roll call vote taken. Nine in favor, one excused (LF), one abstained (TW). Ordinance No. 3085 is approved.

Finance and Appropriations Committee

Co-Chairs: Robert S. Gwin, Jr. & Matt Silva

Members: Danyelle Blackwell & Brian K. Burke

Resolution No. 50-20, a Resolution of Upper Darby Township adopting the 2021 Budget providing a financial plan of all Township funds and activities for the ensuing year

Solicitor Richardson gave a brief on **Resolution No. 50-20**.

Motion to approve Resolution No. 50-20: RG/DB Moved and seconded. Ten in favor, one excused (LF), Resolution No. 50-20 is approved.

Introduction of Ordinance No. 3086, an Ordinance of the Township of Upper Darby, County of Delaware, and the Commonwealth of Pennsylvania, fixing the tax rate for the Year 2021 and appropriating specific sums estimated to be required for the specific purpose of the Municipal Government

LW stated that a brief summary should be given first, followed by discussion before the actual first reading.

Solicitor Richardson gave a brief on **Ordinance No. 3086**

LW asked Gary Merron to provide some information and updates on this Ordinance.

Gary Merron, Director of Finance gave an explanation on the millage calculation (see attached).

MS asked if the millage rate is almost half of what it was previously. Mr. Merron responded on average across the Township. However, the assessment is a compilation for every individual property. The assumption is that single-family homes will appreciate faster than row homes or stores located on 69th Street.

LW reiterated that any increase in taxes is a direct link to the assessment of the value of the property, which is not associated with the Township Taxes.

DB asked what would happen to property values in accordance with appreciation. Mr. Merron stated that various components cause an increase in value, such as the traffic on the street, how much green space, the usage.

TW is looking for guidance when explaining this to the residents. Mr. Merron stated that we are in the process of receiving the data from the County for us to upload and compare by doing some routines against those numbers and identify properties that have increased. CAO Rongione stated that the individual residents might determine their taxes for this year by multiplying the assessed value by the new millage of 13.07 to calculate the tax bill for this year. If they compare it to their taxes from last year, they can determine if their taxes have fluctuated.

RG asked for an average, or the largest modal group of homeowners, and where they fall. Mr. Merron replied that he does not have that data as of yet.

The CAO stated that once Mr. Merron has the file, he could run an analysis for the whole Township. Individual property owners can go to the County's website and search their own address for that information currently.

Solicitor Richardson gave an official 1st reading on Ordinance No. 3086.

LW asked Solicitor Richardson to give a brief on Ordinance No. 3087.

Solicitor Kilkenny made Council aware that they still needed to vote to introduce Ordinance No. 3086 and Ordinance No. 3087 by a roll call.

Gary Merron, Director of Finance summarized the Capital Budget Series 2009, 2016, 2017 and The Operating Budget. *See attached

The Operating Budget encompasses four funds: the General Fund, the Sewer Fund, the Sinking Fund and the Highway Aid Fund. This Ordinance only covers the General Fund and the Sewer Fund because they are the only two operating funds requiring adjustments to the appropriations at this time. Each budget is independent from the other. Therefore, the same department may be giving up appropriations in one budget and receiving from another. The most confusing and significant is the transfer of funds appropriated to the Capital Budget Series 2016 & 2017 into the OPEB Liability meaning two capital funds have interest bearing bank accounts that the bond proceeds were deposited and have accumulated interest of \$56,245.02 (2009) and the bank account for 2016 & 2017 contained interest of \$469,505.05. A total of \$525,750.07. The Mayor has authorized Mr. Merron to have this amount moved to a new bank account used specifically for paying off the unfunded OPEB Liability that is an excess of \$300,000,000.00.

This has a negative impact on our S&P Credit Rating. However, S&P assured the mere "*presence*" of a plan to pay this off would have a positive impact on our rating.

Mr. Merron displayed the reports for the Capital Budget Series (*see attached*) to correspond with his above listed summary.

LW asked if anyone had any questions.

DPB asked for copies of the documents. LW stated that an email containing four documents was sent shortly before the meeting.

LW thanked Gary Merron for his presentation.

Introduction of Ordinance No. 3087, an Ordinance of Upper Darby Township, Delaware County, Pennsylvania, authorizing the transfer of unencumbered appropriations from certain departments, offices and agencies to other departments, offices and agencies in accordance with Section 909 (D) of the Home Rule Charter

Solicitor Richardson gave a first reading on **Ordinance No. 3087**

LW clarified that a Motion to advertise Ordinance No. 3086 and 3087 was done at the December 2, 2020 meeting but a vote can now be taken for an introduction.

Motion to introduce Ordinance No. 3086: RG/MS

DPB asked if the email was sent at 5:03 p.m. from Alison Dobbins. LW stated that all Council members will receive the appropriate documents from Gary Merron.

Moved and seconded. A roll call vote was taken. Eight in favor, one excused (LF), two opposed (DPB) (TW). Introduction of Ordinance No. 3086 is approved.

Motion to introduce Ordinance No. 3087: MS/SS

RG requested a breakdown of the \$988,500.00 and its purpose/use. Mr. Merron responded it is an aggregate of many months of operation, not a particular purchase of an item.

MB asked if this is money from interest. Mr. Merron responded this is an accumulation of years of interest.

LW pointed out the importance of asking questions or a discussion right after Mr. Merron's presentation, not after the introduction of the Ordinance.

Moved and seconded. A roll call vote was taken. Eight in favor, one excused (LF), two opposed (DPB) (TW).

Motion to introduce Ordinance No. 3087 is approved.

Solicitor

Solicitor Kilkenny reported that his office has been working with Drexeline, the Catania case, Right to Know Requests, the Budget, along with representing the Township in district court on code violations and other issues. RG inquired about the status of St. Eugene's property. Solicitor Kilkenny stated that they are waiting to hear back from Coyle's Office pertaining to the appraisal. They needed to re-evaluate since the original configuration of the purchase of this property has changed.

RG inquired about the status of St. Eugene's property. Solicitor Kilkenny stated that they are waiting to hear back from Coyle's Office pertaining to the appraisal. They needed to re-evaluate since the original configuration of the purchase of this property has changed.

Old Business

DPB asked for an update regarding his recommendation for the public forum to become "live" participation. LW feels there is not enough time for residents to have access to the Agenda prior to these meetings. LW apologized for not looking into this and will look into this next week. DPB expressed his appreciation along with urgency for considering this option.

MS announced the Virtual Job Fair is this Saturday and anyone interested should send an email to udcouncileventscommmittee@gmail.com or go to the Council Facebook Page.

HT thanked all the members from the Event Planning Committee.

MS offered a special thank you to Jess Branas who volunteered her time assisting with technical requests and issues.

SS thanked the Mayor for taking the initiative to begin repairs on 69th Street.

DPB asked the amount of the fund balance. Mr. Merron claims it is "*unknowable*" at this time since he is in the middle of an audit. DPB asked for the name of the firm performing the audit. Mr. Merron stated that Maillie LLC is the name of the firm.

RG requested the OPEB balances incurred. Mr. Merron said Maillie intends to list a separate line item in their audited financials. Mayor Keffer further explained that her future goal is to generate separate line item lists for active and retired employees receiving health benefits. RG offered reports from 2018 & 2019 to Mr. Merron for reference.

New Business

None

Adjournment

Motion to adjourn: RG/MB: Moved and seconded. All in favor.

Meeting adjourned at 9:28 P.M.

Respectfully submitted,



Alexis Cicchitti
Chief Municipal Clerk

AC/cmng

The video of this meeting can be viewed in its entirety on youtube.com/upperdarby.org

**UPPER DARBY TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA**

RESOLUTION NO. 56-20

**A RESOLUTION OF UPPER DARBY TOWNSHIP GRANTING
PRELIMINARY/FINAL SUBDIVISION PLAN APPROVAL TO JAMES ROBERTSON
FOR A TWO LOT SUBDIVISION AT 456 SHADELAND AVENUE**

WHEREAS, Act 247 of 1968, the Pennsylvania Municipalities Planning Code, empowers the governing body of a municipality to regulate subdivisions and land developments within the municipality; and

WHEREAS, Upper Darby Township is desirous of orderly and appropriate land use and development to protect the health, safety and welfare of residents; and

WHEREAS, James Robertson (“Applicant”) is the owner of a certain 19,167 square foot lot with an address of 456 Shadeland Avenue, Upper Darby Township, in the R-1 Residential Zoning District (“Property”); and

WHEREAS, the Applicant proposes to subdivide the Property into two lots, with one lot to contain a single family detached dwelling to be constructed and the other lot to maintain the existing four-unit residential apartment building (“Project”); and

WHEREAS, the Applicant has filed with the Township a certain subdivision plan for the Project entitled “454-460 Shadeland Ave” dated March 6, 2020, being Delaware County Planning Department File No. 47-7522-20 (“Plan”); and

WHEREAS, the Delaware County Planning Department has reviewed the Plan and, pursuant to its letter dated May 22, 2020, recommended that the Plan be approved contingent upon obtaining future zoning relief;

WHEREAS, on October 29, 2020 the Applicant obtained the additional zoning relief necessary for the subdivision from the Upper Darby Township Zoning Hearing Board;

WHEREAS, Applicant now desires Council to conditionally approve the Plan pursuant to Section 508 of the Municipalities Planning Code;

NOW, THEREFORE, BE IT RESOLVED by the Upper Darby Township Council, that the Plan is hereby granted Conditional Preliminary and Final Subdivision Plan Approval subject to the satisfaction of the following conditions:

1. Prior to recording the Plan, Applicant must address to the satisfaction of the Township Engineer the comments and conditions contained in the August 19, 2020 MG Engineering review letter, including, but not limited to, the conditions related to access/cross access for the Property once subdivided;

2. Prior to recording the Plan, Applicant shall comply with all applicable comments contained in the May 22, 2020 Delaware County Planning Department to the satisfaction of the Township Engineer;
3. Applicant shall comply with the Upper Darby Township Zoning Hearing Board's July 27, 2017 and October 29, 2020 decisions and all conditions imposed therein;
4. Applicant must obtain any necessary approvals and reviews from the Township Engineer, Township Traffic Engineer, Delaware County Planning Department, Pennsylvania DEP, PennDOT, or any other necessary outside agency, and obtain any necessary planning modules, approvals, or permits, if any, before the Plan is recorded;
5. Applicant must complete all required easements and/or maintenance agreements or declarations in forms satisfactory to the Township Engineer and Township Solicitor prior to recording the Plan. Applicant will provide all necessary legal descriptions for any necessary easements;
6. A revised, recordable plan shall ultimately be submitted for Township administrative review and approval that addresses all requests for further plan details, additions, corrections, and clarifications set forth in the abovementioned review letters;
7. All outstanding Township fees, Township's engineering fees, and Township's legal fees, and any other professional fees associated with the review and approval of the application and Plan shall be paid in full before the Plan is recorded in accordance with Section 503 of the Pennsylvania Municipalities Planning Code;
8. This Resolution shall bind the Applicant, and the Applicant's successors and assigns;
9. New deeds for the new lots must be recorded contemporaneously with the recording of the Plan.


This Resolution shall not apply in any way to any future construction or land development on the new proposed lot. Upon any applicable construction or commencement of land development on the new, proposed lot, the Applicant will obtain any necessary Township approvals, relief, and/or permits, and pay all applicable fees, unless additional relief is obtained.

Waivers. No waivers have been requested for the Plan.

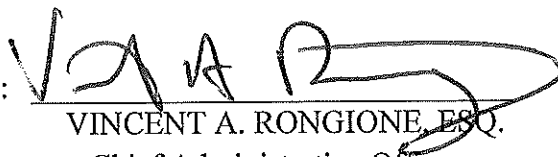
This Resolution does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plans and Applicant shall be required to record the Plan prior to proceeding with any land development. Furthermore, this Resolution, and the approvals and conditions contained herein, shall be rescinded automatically upon Applicant's or Applicant's agent's failure to accept, in writing, all conditions herein imposed within seven (7) days of receipt of this Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.

ADOPTED and RESOLVED by the Upper Darby Township Council this 9th day of December, 2020.

ATTEST: 
MICHELLE BILLUPS
Secretary of Council

BY: 
LAURA A. WENTZ
President of Council

Resolution No. 56-20 is hereby approved this 9th day of December, 2020

ATTEST: 
VINCENT A. RONGIONE, ESQ.
Chief Administrative Officer

BY: 
BARBARANN KEFFER
Mayor

I, THE UNDERSIGNED, BEING THE APPLICANT, DO HEREBY ACKNOWLEDGE AND ACCEPT THE APPROVAL OF THE PLAN ISSUED BY COUNCIL AND ACCEPT THE CONDITIONS CONTAINED WITHIN THIS RESOLUTION:

By: _____
James Robertson

Date: _____

**UPPER DARBY TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA**

RESOLUTION NO. 57-20

**A RESOLUTION OF UPPER DARBY TOWNSHIP GRANTING PRELIMINARY
SUBDIVISION AND LAND DEVELOPMENT PLAN APPROVAL TO MCBH
DREXELINE PLAZA, LP FOR REDEVELOPMENT OF THE DREXELINE SHOPPING
CENTER**

WHEREAS, Act 247 of 1968, the Pennsylvania Municipalities Planning Code, empowers the governing body of a municipality to regulate subdivisions and land developments within the municipality; and

WHEREAS, Upper Darby Township is desirous of orderly and appropriate land use and development to protect the health, safety and welfare of residents; and

WHEREAS, MCBH Drexeline Plaza, LP (“Applicant”) is the owner of a certain 17.68-acre tract with an address of 5100 State Road, located on the southeast corner of the intersection between Township Line and State Roads, Upper Darby Township in the C-2 Zoning District (“Property”); and

WHEREAS, the Applicant proposes to subdivide the Property and redevelop an existing 17.68-acre shopping center with proposed retail and office space, a grocery store, convenience store with fuel, an apartment building, an indoor storage facility, and a pad site for future development. Site improvements include the construction of off-street parking areas, concrete sidewalk, concrete curb, stormwater management improvements, and site landscaping (“Project”); and

WHEREAS, the Applicant has caused to be prepared and filed with the Township a certain subdivision and land development plan for the Project dated June 6, 2019 and last revised August 28, 2020 and October 23, 2020, being Delaware County Planning Department File No. 47-5950-20 (“Plan”); and

WHEREAS, the Delaware County Planning Department has reviewed the Plan and, pursuant to its letter dated April 17, 2020, recommended that the Plan be revised and resubmitted to reflect the comments and recommendations set forth in its letter; and

WHEREAS, Applicant now desires Council to conditionally approve the Plan pursuant to Section 508 of the Municipalities Planning Code;

NOW, THEREFORE, BE IT RESOLVED by the Upper Darby Township Council that the Plan is hereby granted Preliminary Subdivision and Land Development Plan Approval, subject to the satisfaction of the following conditions:

1. Prior to recording the Plan, Applicant must address to the satisfaction of the Township Engineer the comments and conditions contained in the May 26, 2020 MG Engineering review letter to the extent such comments are not already addressed by the latest version of the Plan;
2. Prior to recording the Plan, Applicant must address to the satisfaction of the Township Traffic Engineer the comments and conditions contained in the May 14, 2020 Heinrich and Klein Associates, Inc. traffic review letter, except to the extent any such comments are superseded by or inconsistent with the PennDOT highway occupancy Permit No. 06103461 issued to Applicant dated August 31, 2020;
3. Prior to recording the Plan, Applicant shall consider all applicable comments contained in the April 17, 2020 Delaware County Planning Department, including the requirement to resubmit a revised plan to the Delaware County Planning Department;
4. Applicant shall comply with the Upper Darby Township Zoning Hearing Board's June 28, 2018 decision and all conditions imposed therein, and obtain any additional zoning relief and time extensions necessary prior to recording the Plan;
5. Applicant shall provide a Gateway Sign at the intersection of Township Line Road and State Road. Sign is subject to approval by the Township Engineer. A rendering of the signs shall be submitted prior to final approval.
6. Applicant must obtain any necessary approvals and reviews from the Delaware County Planning Department, Pennsylvania DEP, PennDOT, or any other necessary outside agency, and obtain any necessary planning modules, approvals, or permits, before the Plan is recorded;
7. Applicant must complete all required easements and/or maintenance agreements or declarations, including, but not limited to, a stormwater management facilities operation and maintenance agreement, in forms satisfactory to the Township Engineer and Township Solicitor prior to recording the Plan. Applicant will provide all necessary legal descriptions for any necessary easements;
8. A revised, recordable plan shall ultimately be submitted for Township administrative review and approval that addresses all requests for further plan details, additions, corrections, and clarifications set forth in the abovementioned review letters;
9. Prior to recording the Plan, Applicant shall execute a Land Development Agreement and Financial Security Agreement drafted by the Township Solicitor and post financial security in the form of a letter of credit or cash escrow to guarantee the installation of all public improvements associated with the Project in amounts recommended by the Township Engineer;
10. All outstanding Township fees, Township's engineering fees, and Township's legal fees, and any other professional fees associated with the review and approval of the application

and Plans shall be paid in full before the Plan is recorded in accordance with Section 503 of the Pennsylvania Municipalities Planning Code;

11. This Resolution shall bind the Applicant, and the Applicant's successors and assigns;
12. In regards to the pad site for on the Property intended for future development, the Applicant or the Applicant's successors or assigns must obtain any necessary Township approvals (excepting the approvals herein), relief, and/or permits, and pay all applicable fees, unless additional relief is obtained, prior to any construction of a structure on the pad site;
13. Applicant shall comply with the terms of the Stipulation of Settlement entered in the Delaware County Court of Common Pleas for the zoning appeal docketed at 2018-5951;
14. Applicant shall insure vehicular and pedestrian access between Woodland Avenue and the Property be maintained, as such access is modified by the Plan;

Waivers. The following requested waivers from the Township's Subdivision and Land Development Ordinance are hereby approved or denied, as indicated below:

1. **Section 803.A.29-** for relief from the requirement that all streets be designed as Complete Streets, is hereby:

APPROVED **DENIED**

2. **Section 805.C.2-** for relief from the requirement that limiting the number of driveways per lot frontages, is hereby:

APPROVED **DENIED**

3. **Section 805.C.3-** for relief from the requirement of minimum offset between driveway center lines of nonresidential driveways entering opposite sides of any street, is hereby:

APPROVED **DENIED**

4. **Section 816.A.8.e-** for relief from the requirement of a minimum 10' stream buffer, is hereby:

APPROVED **DENIED**

5. **Section 817.D.3.b.i-** for relief from the requirement of landscape screening around all parking areas adjacent to residential uses, is hereby:

APPROVED **DENIED**

6. **Section 817.D.3.b.ii-** for relief from the requirement of landscape screening around parking lots adjacent to property in a different zoning district, is hereby

APPROVED DENIED

7. **Section 817.D.4-** for relief from the requirement of landscape screening around loading areas, is hereby:


APPROVED DENIED


8. **Section 817.E.2 & 3-** for relief from the requirement of building foundation plantings, is hereby:

APPROVED DENIED

This Resolution does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plans and Applicant shall be required to record the Plan prior to proceeding with any land development. Furthermore, this Resolution, and the approvals and conditions contained herein, shall be rescinded automatically upon Applicant's or Applicant's agent's failure to accept, in writing, all conditions herein imposed within seven (7) days of receipt of this Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.


ADOPTED and RESOLVED by the Upper Darby Township Council this 9th day of December, 2020.

ATTEST: 
MICHELLE BILLUPS
Secretary of Council

BY: 
LAURA A. WENTZ
President of Council

Resolution No. 57-20 is hereby approved this 9th day of December, 2020

BY: 
BARBARANN KEFFER
Mayor

ATTEST: 
VINCENT A. RONGIONE, ESQ.
Chief Administrative Officer

THE UNDERSIGNED, BEING AN AUTHORIZED SIGNATORY FOR THE APPLICANT, DOES HEREBY ACKNOWLEDGE AND ACCEPT THE APPROVAL OF THE PLAN ISSUED BY COUNCIL AND ACCEPTS THE CONDITIONS CONTAINED WITHIN THIS RESOLUTION. HEREBY REPRESENTS THAT THEY AGREE TO THE PROVISIONS OF THE ABOVE CONDITIONAL PRELIMINARY AND FINAL PLAN APPROVAL RESOLUTION:

For Applicant, MCBH Drexline Plaza, LP:

By: _____

Dated _____

Print : _____

Title : _____

Attest : _____

Dated _____

Print : _____

UPPER DARBY TOWNSHIP

ORDINANCE No. 3085

AN ORDINANCE OF UPPER DARBY TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 3065 WHICH AMENDED ORDINANCE 2507 COMMONLY KNOWN AS THE UPPER DARBY TOWNSHIP ADMINISTRATIVE CODE, TO CLARIFY THE MAYOR'S POWER AND RESPONSIBILITIES RELATED TO APPOINTMENTS TO THE POLICE PENSION BOARD AND CIVIL SERVICE COMMISSION

WHEREAS, the Administrative Code of the Township of Upper Darby of 1976 ("Administrative Code") was adopted on December 30, 1976 and is commonly referred to as Upper Darby Township Ordinance 2507, which was amended on February 19, 2020 by Upper Darby Township Ordinance 3065;

WHEREAS, the Upper Darby Township Administrative Code, Article III clarifies the Mayor's powers and duties pursuant to Article IV of the Home Rule Charter;

WHEREAS, it has become apparent that Article III of the Administrative Code should be amended and the Honorable Mayor Barbarann Keffer recommends amendments be made to Section 3.02 of the same;

NOW THEREFORE, Upper Darby Township hereby ordains:

SECTION 1. Section 3.02 of the Upper Darby Township Administrative Code is hereby amended to add a new subsection H as follows:

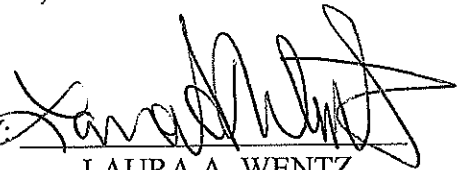
Except as otherwise provided by law, the Mayor shall have the ability to appoint and remove members of all Township authorities, boards, and commissions, with or without cause, subject to Council approval. Notwithstanding the foregoing, the trustees of the Township's pension plans or trust funds may not be removed without Orphan's Court approval, to the extent required by Pennsylvania's Probate, Estates and Fiduciaries Code, and the commissioners of the Township's Civil Service Commission may not be removed, without cause, prior to the expiration of their staggered terms.


SECTION 2. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Upper Darby Township Council that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section or part thereof not been included herein.

SECTION 3. EFFECTIVE IMMEDIATELY. This ordinance shall become effective immediately after enactment according to law and shall remain in effect hereafter until revised, amended or revoked by action of the Upper Darby Township.

SECTION 4. REPEALER. Any ordinance or part of an ordinance to the extent that it is inconsistent herewith is hereby repealed.

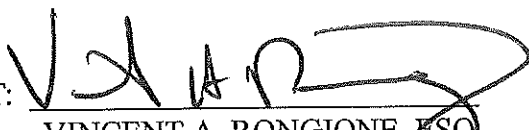
ENACTED AND ORDAINED this 9th day of December, 2020

BY: 
LAURA A. WENTZ
President of Council

ATTEST: 
MICHELLE BILLUPS
Secretary of Council

Ordinance No. 3085 is hereby approved this 9th day of December, 2020

BY: 
BARBARANN KEFFER
Mayor

ATTEST: 
VINCENT A. RONGIONE, ESQ.
Chief Administrative Officer

SETTLEMENT AGREEMENT AND RELEASE

This SETTLEMENT AGREEMENT AND RELEASE (the “Agreement”) is made as of this ____ day of November 2020 (the “Effective Date”) by and between Francis J. Catania (“Catania”), on the one hand, and Upper Darby Township (the “Township”) and Mayor Barbarann Keffer (the “Mayor), on the other, (collectively, “Parties”). Intending to be legally bound, the Parties agree as follows:

RECITALS

WHEREAS, on February 19, 2020, the Upper Darby Township Council passed Ordinance No. 3065 (the “Ordinance”);

WHEREAS, on February 19, 2020, Upper Darby Township Council passed Resolution No. 04-20 approving the Mayor’s removal of Catania from (a) the Board of Trustees of the Upper Darby Township Police Pension Plan (the “Board of Trustees”), and (b) the Township’s Civil Service Commission (the “Commission”);

WHEREAS, on or about March 6, 2020, Catania filed a civil action in the Court of Common Pleas of Delaware County, Docket No. CV-2020-002316, against the Township and the Mayor asserting that his removal from the Board of Trustees and the Commission was unlawful (the “Civil Action”);

WHEREAS, the Parties have now agreed to fully and finally settle all claims, disputes, differences and controversies concerning the Civil Action, and the matters stated herein.

COVENANTS

NOW, THEREFORE, in consideration of the mutual promises contained herein, the foregoing recitals which are incorporated herein, and for other good and valuable consideration, and intending to be legally bound hereby, the Parties agree as follows:

1. Amended Ordinance. The Township agrees to amend the Ordinance to conform to the Court Order in the Civil Action dated November 12, 2020.

2. Resignation. Catania hereby tenders his voluntarily resignation from the Board of Trustees and the Commission effective immediately.

3. Public Recognition. At the Township's Council meeting on December 9, 2020, the Parties agree to adopt and approve this Settlement Agreement and to read the following public statement, which shall be placed in the official meeting minutes:

Francis J. Catania faithfully served on the Board of Trustees of the Police Pension Plan and the Township's Civil Service Commission from 1998 until February 19, 2020. The Township accepts Mr. Catania's voluntarily resignation from these positions and hereby commends and thanks Mr. Catania for his long and devoted service.

4. Settlement Amount. In consideration for the mutual promises and covenants herein, within five (5) days of the approval of this Settlement Agreement by the Township, the Township shall pay Catania the total sum of Thirty Five Thousand Dollars (\$35,000.00) to reimburse Catania for his counsel fees in connection with the Civil Action.

5. Mutual Release. In consideration of the mutual promises and covenants herein, and intending to be legally bound, Catania, on the one hand, and the Township and the Mayor, on the other, do hereby remise, release, and forever discharge each other of and from any and all actions, claims, demands, rents, costs and interest, damages of all kinds, liabilities, judgments, causes of action and suits, at law, in equity or otherwise, of any kind or nature, whether asserted or unasserted, foreseen or unforeseen, contingent or absolute, known or unknown, anticipated or unanticipated, suspected or unsuspected, claimed or concealed, from the beginning of time to the date that this Agreement is executed by all the Parties that arise out of or relate to Catania's service on, or removal from, the Board of Trustees and/or Commission, and/or the Civil Action

(the "Released Claims"). In consideration for the Settlement Amount, Catania also releases any and all claims for payment, reimbursement or indemnification, including but not limited to under the Police Pension Plan or from the Commission, with respect to his counsel fees incurred in the Civil Action. Nothing herein shall prevent the Parties from filing any action concerning the interpretation, validity, performance or breach of this Agreement.

6. Discontinuance of the Civil Action. Within two (2) days of the receipt of the Settlement Amount, the Parties agree that Catania shall file a praecipe to mark the Civil Action settled, discontinued and ended and report the same to Judge Dozer.

7. No Admissions of Liability / Fault. The Parties acknowledge that they each expressly understand that this Agreement: (a) is entered into solely for the purpose of avoiding the expense, burdens and distractions of litigation; and (b) in no way constitutes an admission by any party hereto as to any liability of any kind to any other party or of any wrongdoing on the part of any party.

8. Advice of Counsel. The Parties acknowledge that they are executing and delivering this Agreement with full knowledge of any and all rights which either party may have with respect to the agreements and rights embodied herein. Each Party has had an opportunity to consult with an attorney of its own choosing to the extent it desired before executing and delivering this Agreement in order to review this document, and the claims and rights being released hereby, and that each Party has had a reasonable and sufficient opportunity to do so.

9. Authority. Each individual executing this Agreement on behalf of any party represents and warrants that he/she is fully authorized to execute and deliver this Agreement on behalf of such party in the accordance with the terms set forth herein.

10. Further Assurances. The Parties agree to execute any additional documents or

take any other actions as may be necessary to implement and carry out the terms and conditions of this Agreement.

11. Successors and Assigns. This Agreement shall inure to the benefit of, and shall be binding upon, the Parties and each of their respective Affiliates.

12. Assignment of Agreement. This Agreement may not be assigned without the prior written consent of the Parties.

13. Choice of Law and Venue; Waiver of Jury Trial. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania without regard to conflict of law principles. The Delaware County Court of Common Pleas shall have jurisdiction over disputes relating to this Agreement, including without limitation, proceedings to enforce the terms hereof.

14. Headings. The headings set forth in this Agreement are inserted for convenience of reference only and are to be ignored in any construction of the provisions hereof.

15. Counterparts. This Agreement may be signed in counterparts and copies of which shall have the same force and effect as the original.

16. Entire Agreement. Each of the Parties agree that this Agreement constitutes the entire agreement among the Parties pertaining to the subject matter contained herein and that there are no covenants, promises or undertakings outside of the Agreement beyond those specifically set forth herein. The Parties further agree that this Agreement supersedes any and all prior oral and written agreement and understandings, and no representation, warranty, condition, understanding or agreement of any kind with respect to the subject matter hereof shall be relied upon by the Parties hereto unless incorporated herein.

17. Modification. No subsequent alteration, amendment, change, modification or

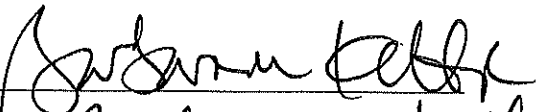
addition to this Agreement shall be binding unless reduced to writing and signed by all of the parties hereto.

(signature page to follow)

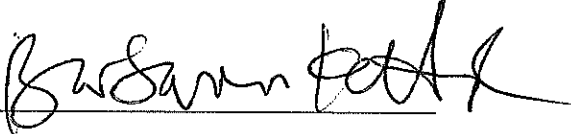
IN WITNESS WHEREOF, the Parties hereto, intending to be legally bound as of the

Effective Date, have each executed this Agreement:

UPPER DARBY TOWNSHIP

By: 
Name: Barbarann Keffer
Title: Mayor
Date: 12/15/20

The Honorable Barbarann Keffer

Date: 

Francis J. Catania, Esquire

Date: _____

RESOLUTION NO. 50-20

**UPPER DARBY TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA**

**A RESOLUTION OF UPPER DARBY TOWNSHIP ADOPTING THE 2021 BUDGET
PROVIDING A FINANCIAL PLAN OF ALL TOWNSHIP FUNDS AND
ACTIVITIES FOR THE ENSUING YEAR**

WHEREAS, Section 906(A) of the Home Rule Charter requires that Council shall publish a general summary of the budget and a notice providing the time and place where copies of the message and budget is available for inspection by the public and the time and place for hearings; and

WHEREAS, Section 906(A)(2) of the Home Rule Charter also requires that Council hold a public hearing on the Budget not less than two (2) weeks after such publication; and

WHEREAS, the Township published a general summary of the Budget for the Fiscal Year of 2021 and notice that public hearings would be held virtually to review on the Budget on Wednesday, November 11, 2020 five (5) minutes after the regularly scheduled 7:00 pm meeting and at the beginning of the regularly scheduled 7:00 pm meeting on Wednesday, November 18, 2020 on October 28, 2020 in the Delaware County Times; and

WHEREAS, Section 906(C) of the Upper Darby Home Rule Charter (“Home Rule Charter”) requires that Council adopt the budget by resolution “[o]n or before the last day or the fiscal year currently ending”; and

WHEREAS, after two public hearings, the Council desires to adopt the 2021 budget; and

NOW, THEREFORE, BE IT RESOLVED, THAT THE BUDGET FOR THE FISCAL YEAR OF 2021 BE APPROVED.

RESOLVED THIS 9th DAY OF DECEMBER, A.D., 2020

UPPER DARBY TOWNSHIP

BY: 

LAURA A. WENTZ
PRESIDENT OF COUNCIL

ATTEST: 

MICHELLE BILLUPS
SECRETARY OF COUNCIL

APPROVED THIS 9th DAY OF DECEMBER, A.D., 2020

BY: 
BARBARANN KEFFER, MAYOR

ATTEST: 
VINCENT A. RONGIONE, ESQ.
CHIEF ADMINISTRATIVE OFFICER

**ADDENDUM TO APPLICATION OF
MCBH DREXELINE PLAZA LP
TO THE ZONING HEARING BOARD OF UPPER DARBY TOWNSHIP**

The Applicant is the owner of the Drexeline Shopping Center, located at 5100 State Road in Upper Darby Township, and identified as Folio Nos. 16-11-01760-00, 16-11-01760-01, 16-11-01760-03 and 16-11-01760-04 (the "Property"). In its prior Decision of June 28, 2018, the Zoning Hearing Board granted the Applicant variances and other relief in connection with its Plan dated December 13, 2017 and last revised on March 30, 2018 (the "2018 Plan").

The Applicant has revised and herewith submits the Plan dated June 6, 2019, as last revised October 27, 2020, prepared by Bohler Engineering (the "Plan"). The Plan is largely the same as the 2018 Plan, and the previously granted zoning relief covers most or all aspects of the proposed redevelopment as shown on the Plan. In connection with the proposed redevelopment of the Property, the Applicant respectfully requests the following zoning relief from the Upper Darby Township Zoning Ordinance ("Zoning Ordinance"):

1. A determination that the Board's prior granting of a use variance for multi-family dwelling/apartments covers the additional 42 multi-family dwelling/apartments shown on the Plan, or in the alternative, a variance from Section 301 of the Zoning Ordinance to permit the additional 42 multi-family dwelling/apartments;
2. A reaffirmation of the relief granted in the Board's June 28, 2018 Decision, or in the alternative, a determination that said Decision has not expired; and
3. Any other variances or other relief deemed necessary to develop the Property as described herein or as depicted in the Plan.

REVISIONS

REV	DATE	COMMENTS	BY	CHKD
1	05/13/2021	REVISED		
2	05/20/2021	REVISED		
3	05/27/2021	REVISED		



NOT APPROVED FOR CONSTRUCTION

THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF THE PROFESSIONAL ENGINEER.

PROJECT: MCBH DREXEL LINE PLAZA LP

FOR: SHOPPING CENTER

2105 STATE ROAD
 UPPER MERYBROOK TOWNSHIP
 DELAWARE COUNTY, PA

CONCEPT PLAN

FOR: MCBH DREXEL LINE PLAZA LP

BOHLER // 1605 MANOR DRIVE, SUITE 300
 CHALFONT, PA 17814
 PHONE: (717) 699-4100
 FAX: (717) 699-4102
 WWW.BohlerEngineering.com

BOHLER

1605 MANOR DRIVE, SUITE 300
 CHALFONT, PA 17814
 PHONE: (717) 699-4100
 FAX: (717) 699-4102
 WWW.BohlerEngineering.com

J.R. HORNICK

PROFESSIONAL ENGINEER
 LICENSE NO. 102136
 CIVIL ENGINEERING

SHEET TITLE: **OVERALL SITE PLAN**

SHEET NUMBER: **C-301**

REVISION 3 - 10/27/2020



LOCATION MAP

SCALE: 1" = 1,000'



GENERAL NOTES

- THIS PLAN IS THE PROPERTY OF BOHLER ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
- THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR OMISSIONS, ERRORS, AND VIOLATIONS OF ANY APPLICABLE REGULATIONS.
- THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF THE PROFESSIONAL ENGINEER.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.

GENERAL NOTES - CONTINUED

- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.

GENERAL NOTES - CONTINUED

- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.

GENERAL NOTES - CONTINUED

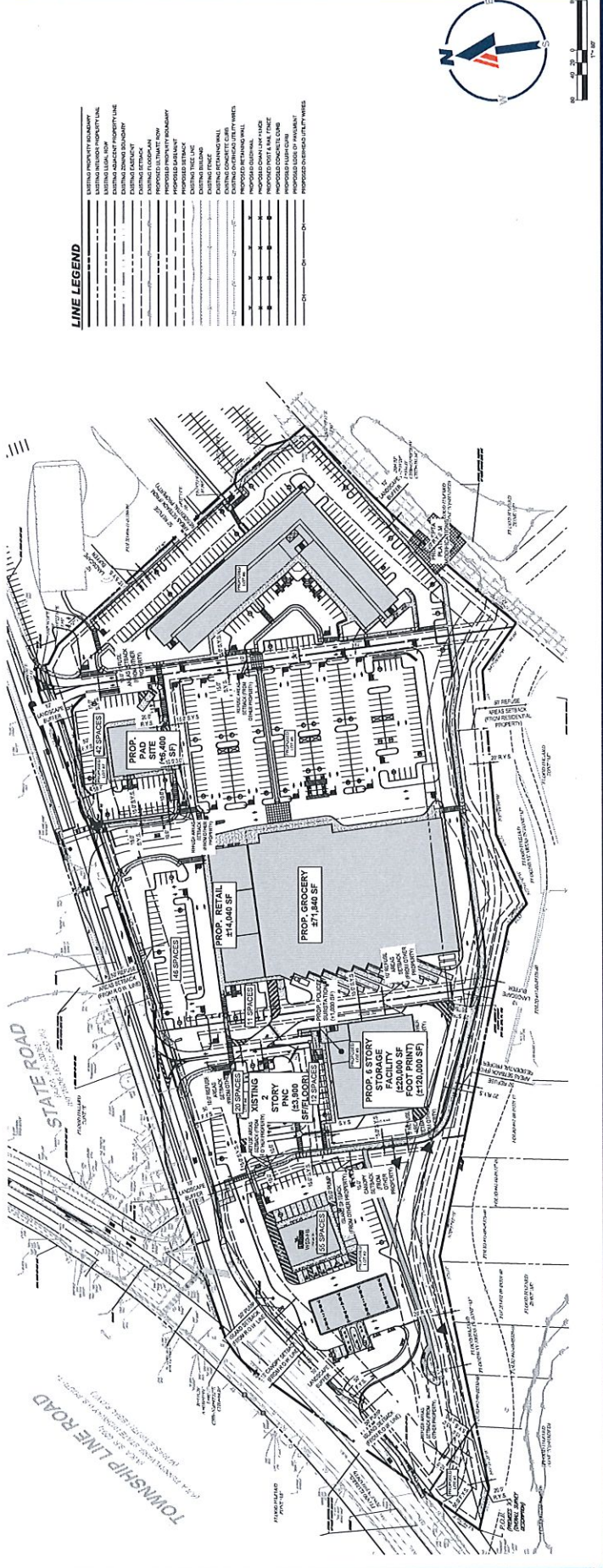
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.

GENERAL NOTES - CONTINUED

- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.

GENERAL NOTES - CONTINUED

- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.
- PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- PROPOSED UTILITIES SHALL BE INSTALLED AT THE USER'S RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.



BOHLER

SITE PLAN AND CONSULTING ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING AND DESIGN SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT
1	01/09/2019	FINAL SUBMIT
2	02/08/2019	REVISIONS TO MEET PERMITS
3	03/08/2019	REVISIONS TO MEET PERMITS



NOT APPROVED FOR CONSTRUCTION

THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF THE ENGINEER OF RECORD.

DATE: 02/08/2019
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 PROJECT: [Redacted]

CONCEPT PLAN

FOR

- MCSH DREXELINE PLAZA, LP
- REZONING
- SHOPPING CENTER
- 100 MANOR DRIVE SUITE 200
- CHALFOUNT, PA 18941
- DELAWARE COUNTY, PA

BOHLER // 1000 MANOR DRIVE, SUITE 200
 CHALFOUNT, PA 18941
 TEL: 610 996-3000
 WWW.BOHLERENGINEERING.COM

J.R. HORNICK
 PROFESSIONAL ENGINEER
 LICENSE NO. 14403
 N.W. STATE ST. 3RD FLOOR
 PHILADELPHIA, PA 19102

SITE PLAN 'B'

SHEET NUMBER: C-303

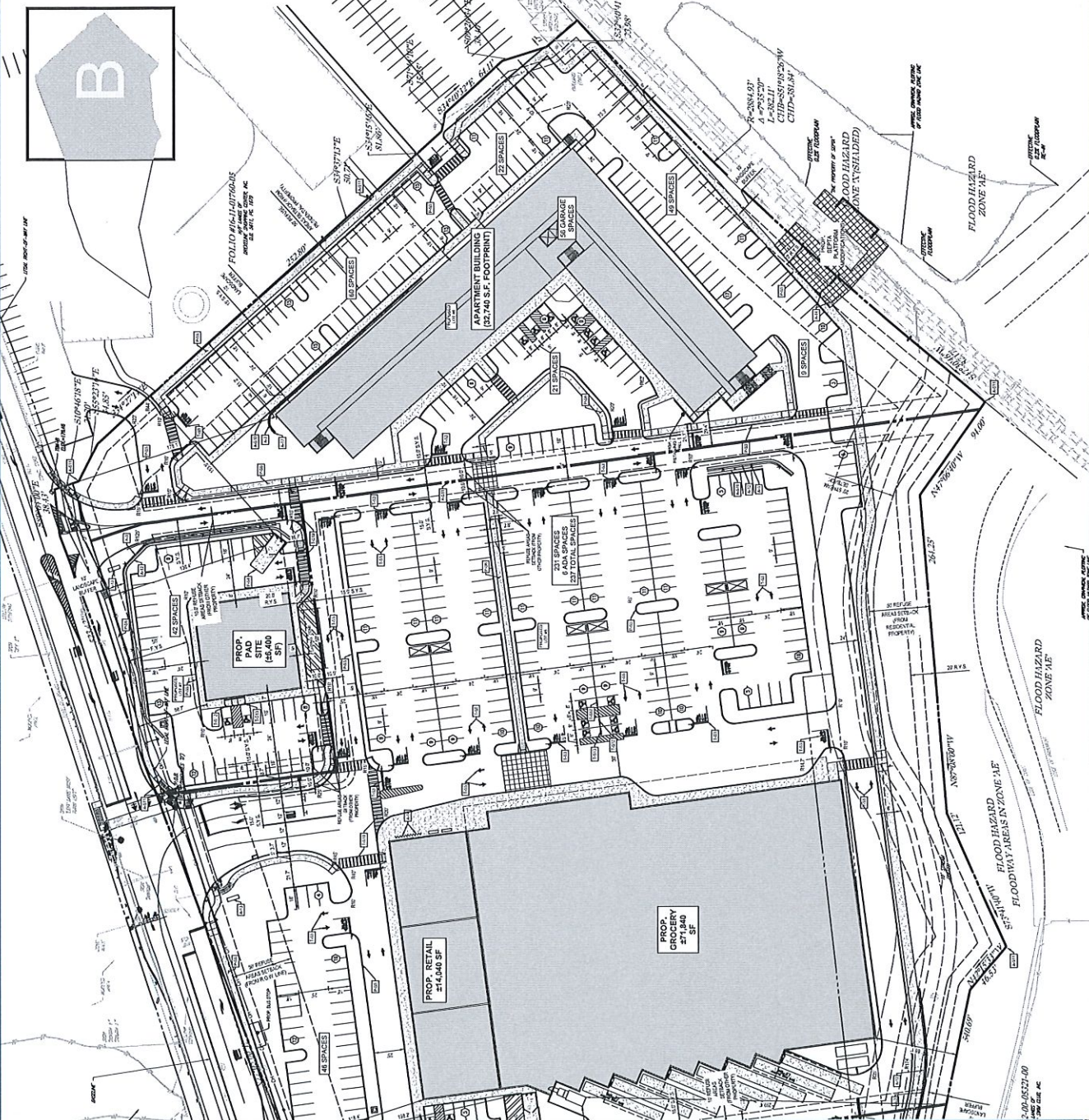
REVISION 3 - 10/27/2020



- ### PLAN NOTE LEGEND
- 1. PROPOSED SIGNAGE: SEE DETAIL
 - 2. PROPOSED 1" X 4" CM FINISH CONCOURSE: SEE DETAIL
 - 3. PROPOSED WOODEN BOILER: SEE DETAIL
 - 4. PROPOSED 2" X 2" CM FINISH CONCOURSE: SEE DETAIL
 - 5. PROPOSED WOODEN BOILER: SEE DETAIL
 - 6. PROPOSED 1" X 4" CM FINISH CONCOURSE: SEE DETAIL
 - 7. PROPOSED WOODEN BOILER: SEE DETAIL
 - 8. PROPOSED 2" X 2" CM FINISH CONCOURSE: SEE DETAIL
 - 9. PROPOSED WOODEN BOILER: SEE DETAIL
 - 10. PROPOSED 1" X 4" CM FINISH CONCOURSE: SEE DETAIL
 - 11. PROPOSED WOODEN BOILER: SEE DETAIL
 - 12. PROPOSED 2" X 2" CM FINISH CONCOURSE: SEE DETAIL
 - 13. PROPOSED WOODEN BOILER: SEE DETAIL
 - 14. PROPOSED 1" X 4" CM FINISH CONCOURSE: SEE DETAIL
 - 15. PROPOSED WOODEN BOILER: SEE DETAIL
 - 16. PROPOSED 2" X 2" CM FINISH CONCOURSE: SEE DETAIL
 - 17. PROPOSED WOODEN BOILER: SEE DETAIL
 - 18. PROPOSED 1" X 4" CM FINISH CONCOURSE: SEE DETAIL
 - 19. PROPOSED WOODEN BOILER: SEE DETAIL
 - 20. PROPOSED 2" X 2" CM FINISH CONCOURSE: SEE DETAIL
 - 21. PROPOSED WOODEN BOILER: SEE DETAIL
 - 22. PROPOSED 1" X 4" CM FINISH CONCOURSE: SEE DETAIL
 - 23. PROPOSED WOODEN BOILER: SEE DETAIL
 - 24. PROPOSED 2" X 2" CM FINISH CONCOURSE: SEE DETAIL
 - 25. PROPOSED WOODEN BOILER: SEE DETAIL
 - 26. PROPOSED 1" X 4" CM FINISH CONCOURSE: SEE DETAIL
 - 27. PROPOSED WOODEN BOILER: SEE DETAIL
 - 28. PROPOSED 2" X 2" CM FINISH CONCOURSE: SEE DETAIL
 - 29. PROPOSED WOODEN BOILER: SEE DETAIL
 - 30. PROPOSED 1" X 4" CM FINISH CONCOURSE: SEE DETAIL
 - 31. PROPOSED WOODEN BOILER: SEE DETAIL
 - 32. PROPOSED 2" X 2" CM FINISH CONCOURSE: SEE DETAIL
 - 33. PROPOSED WOODEN BOILER: SEE DETAIL
 - 34. PROPOSED 1" X 4" CM FINISH CONCOURSE: SEE DETAIL
 - 35. PROPOSED WOODEN BOILER: SEE DETAIL
 - 36. PROPOSED 2" X 2" CM FINISH CONCOURSE: SEE DETAIL
 - 37. PROPOSED WOODEN BOILER: SEE DETAIL
 - 38. PROPOSED 1" X 4" CM FINISH CONCOURSE: SEE DETAIL
 - 39. PROPOSED WOODEN BOILER: SEE DETAIL
 - 40. PROPOSED 2" X 2" CM FINISH CONCOURSE: SEE DETAIL
 - 41. PROPOSED WOODEN BOILER: SEE DETAIL
 - 42. PROPOSED 1" X 4" CM FINISH CONCOURSE: SEE DETAIL
 - 43. PROPOSED WOODEN BOILER: SEE DETAIL
 - 44. PROPOSED 2" X 2" CM FINISH CONCOURSE: SEE DETAIL
 - 45. PROPOSED WOODEN BOILER: SEE DETAIL
 - 46. PROPOSED 1" X 4" CM FINISH CONCOURSE: SEE DETAIL
 - 47. PROPOSED WOODEN BOILER: SEE DETAIL
 - 48. PROPOSED 2" X 2" CM FINISH CONCOURSE: SEE DETAIL
 - 49. PROPOSED WOODEN BOILER: SEE DETAIL
 - 50. PROPOSED 1" X 4" CM FINISH CONCOURSE: SEE DETAIL
 - 51. PROPOSED WOODEN BOILER: SEE DETAIL
 - 52. PROPOSED 2" X 2" CM FINISH CONCOURSE: SEE DETAIL
 - 53. PROPOSED WOODEN BOILER: SEE DETAIL
 - 54. PROPOSED 1" X 4" CM FINISH CONCOURSE: SEE DETAIL
 - 55. PROPOSED WOODEN BOILER: SEE DETAIL
 - 56. PROPOSED 2" X 2" CM FINISH CONCOURSE: SEE DETAIL
 - 57. PROPOSED WOODEN BOILER: SEE DETAIL
 - 58. PROPOSED 1" X 4" CM FINISH CONCOURSE: SEE DETAIL
 - 59. PROPOSED WOODEN BOILER: SEE DETAIL
 - 60. PROPOSED 2" X 2" CM FINISH CONCOURSE: SEE DETAIL

- ### LINE LEGEND
- 1. EXISTING PROPERTY BOUNDARY
 - 2. EXISTING INTERIOR PROPERTY LINE
 - 3. EXISTING EXTERIOR PROPERTY LINE
 - 4. EXISTING ADJACENT PROPERTY LINE
 - 5. EXISTING DRIVEWAY
 - 6. EXISTING DRIVEWAY
 - 7. EXISTING DRIVEWAY
 - 8. EXISTING DRIVEWAY
 - 9. EXISTING DRIVEWAY
 - 10. EXISTING DRIVEWAY
 - 11. EXISTING DRIVEWAY
 - 12. EXISTING DRIVEWAY
 - 13. EXISTING DRIVEWAY
 - 14. EXISTING DRIVEWAY
 - 15. EXISTING DRIVEWAY
 - 16. EXISTING DRIVEWAY
 - 17. EXISTING DRIVEWAY
 - 18. EXISTING DRIVEWAY
 - 19. EXISTING DRIVEWAY
 - 20. EXISTING DRIVEWAY
 - 21. EXISTING DRIVEWAY
 - 22. EXISTING DRIVEWAY
 - 23. EXISTING DRIVEWAY
 - 24. EXISTING DRIVEWAY
 - 25. EXISTING DRIVEWAY
 - 26. EXISTING DRIVEWAY
 - 27. EXISTING DRIVEWAY
 - 28. EXISTING DRIVEWAY
 - 29. EXISTING DRIVEWAY
 - 30. EXISTING DRIVEWAY
 - 31. EXISTING DRIVEWAY
 - 32. EXISTING DRIVEWAY
 - 33. EXISTING DRIVEWAY
 - 34. EXISTING DRIVEWAY
 - 35. EXISTING DRIVEWAY
 - 36. EXISTING DRIVEWAY
 - 37. EXISTING DRIVEWAY
 - 38. EXISTING DRIVEWAY
 - 39. EXISTING DRIVEWAY
 - 40. EXISTING DRIVEWAY
 - 41. EXISTING DRIVEWAY
 - 42. EXISTING DRIVEWAY
 - 43. EXISTING DRIVEWAY
 - 44. EXISTING DRIVEWAY
 - 45. EXISTING DRIVEWAY
 - 46. EXISTING DRIVEWAY
 - 47. EXISTING DRIVEWAY
 - 48. EXISTING DRIVEWAY
 - 49. EXISTING DRIVEWAY
 - 50. EXISTING DRIVEWAY

- ### LEGEND
- 1. EXISTING DRIVEWAY
 - 2. EXISTING DRIVEWAY
 - 3. EXISTING DRIVEWAY
 - 4. EXISTING DRIVEWAY
 - 5. EXISTING DRIVEWAY
 - 6. EXISTING DRIVEWAY
 - 7. EXISTING DRIVEWAY
 - 8. EXISTING DRIVEWAY
 - 9. EXISTING DRIVEWAY
 - 10. EXISTING DRIVEWAY
 - 11. EXISTING DRIVEWAY
 - 12. EXISTING DRIVEWAY
 - 13. EXISTING DRIVEWAY
 - 14. EXISTING DRIVEWAY
 - 15. EXISTING DRIVEWAY
 - 16. EXISTING DRIVEWAY
 - 17. EXISTING DRIVEWAY
 - 18. EXISTING DRIVEWAY
 - 19. EXISTING DRIVEWAY
 - 20. EXISTING DRIVEWAY
 - 21. EXISTING DRIVEWAY
 - 22. EXISTING DRIVEWAY
 - 23. EXISTING DRIVEWAY
 - 24. EXISTING DRIVEWAY
 - 25. EXISTING DRIVEWAY
 - 26. EXISTING DRIVEWAY
 - 27. EXISTING DRIVEWAY
 - 28. EXISTING DRIVEWAY
 - 29. EXISTING DRIVEWAY
 - 30. EXISTING DRIVEWAY
 - 31. EXISTING DRIVEWAY
 - 32. EXISTING DRIVEWAY
 - 33. EXISTING DRIVEWAY
 - 34. EXISTING DRIVEWAY
 - 35. EXISTING DRIVEWAY
 - 36. EXISTING DRIVEWAY
 - 37. EXISTING DRIVEWAY
 - 38. EXISTING DRIVEWAY
 - 39. EXISTING DRIVEWAY
 - 40. EXISTING DRIVEWAY
 - 41. EXISTING DRIVEWAY
 - 42. EXISTING DRIVEWAY
 - 43. EXISTING DRIVEWAY
 - 44. EXISTING DRIVEWAY
 - 45. EXISTING DRIVEWAY
 - 46. EXISTING DRIVEWAY
 - 47. EXISTING DRIVEWAY
 - 48. EXISTING DRIVEWAY
 - 49. EXISTING DRIVEWAY
 - 50. EXISTING DRIVEWAY



Prepared by:

Jay S. Ruder, Esquire
Archer & Greiner, P.C.
1650 Market Street, Suite 3200
One Liberty Place
Philadelphia, Pennsylvania 19103-7393

After recording return to:

David J. Tshudy, Esquire
Pepper Hamilton LLP
Suite 200
100 Market Street
P.O. Box 1181
Harrisburg, PA 17101

UPI: UPI # 16-11-01760-00, 16-11-01760-01,
16-11-01760-03 & 16-11-01760-04

#150ADPH1

5100 State Road, Upper Darby
5050 State Road, Upper Darby
5025 State Road, Upper Darby
4990 State Road, Upper Darby

SPECIAL WARRANTY DEED

THIS DEED, made the 29th day of February, 2016, and intended to be effective the 1st day of March, 2016, between DREXELINE SHOPPING CENTER, INC., a Pennsylvania corporation ("Grantor") and MCBH DREXELINE PLAZA LP, a Pennsylvania limited partnership ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Thirty-One Million Dollars and No/100 Dollars (\$31,000,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and hereby grants, bargains and sells, aliens, enfeoffs, releases and confirms to Grantee, its successors and assigns, all of the lands described on Exhibit A attached hereto (the "Lands").

UNDER AND SUBJECT to all reservations, easements, covenants, restrictions and other matters of record, or inquiry notice of which is visible upon the ground.

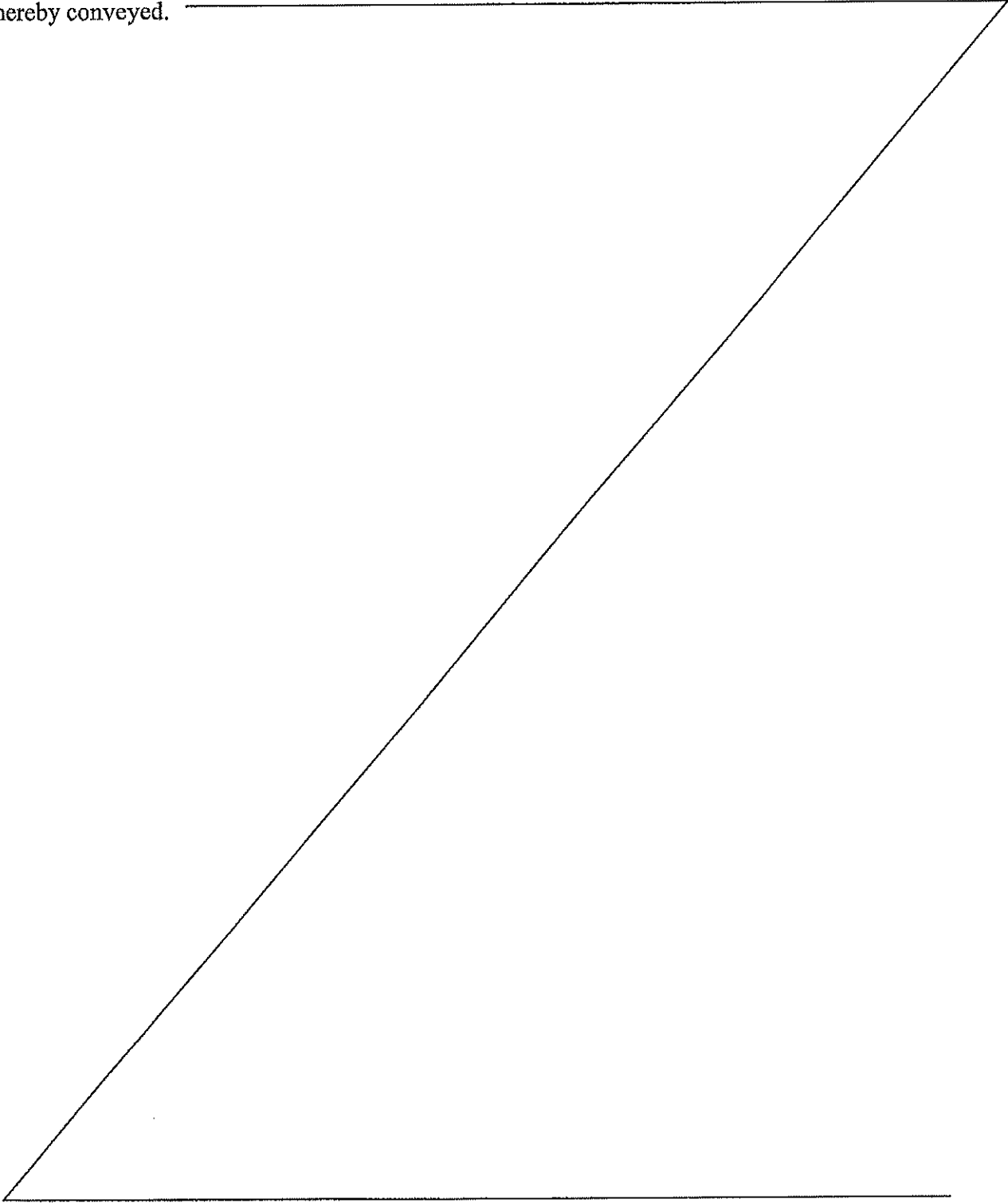
TOGETHER with, all and singular, (a) the buildings, improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever belonging or in anywise pertaining thereto, (b) the reversions and remainders, rents, issues and profits thereof, and (c) all the estate, right, title, interest, property, claim and demand whatsoever of Grantor, in law, equity or otherwise, of, in and to the same and every part thereof (the Lands and the matters hereinabove described, hereinafter referred to collectively as the "Property").

UNDER AND SUBJECT as aforesaid.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, to and for the only proper use and behoof of Grantee, its successors and assigns, forever.

UNDER AND SUBJECT as aforesaid.

AND GRANTOR, for its successors and assigns, hereby covenants and agrees to and with Grantee, its successors and assigns, that it will, under and subject and excepting and reserving as aforesaid, WARRANT SPECIALLY AND FOREVER DEFEND the Property hereby conveyed.



IN WITNESS WHEREOF, Grantor has executed this Deed the day and year first above written.

DREXELINE SHOPPING CENTER, INC.

Attest: Barbara M Seegul

By: H. David Seegul
H. David Seegul
President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Broward

:
: SS
:

On this 24 day of February, 2016, before me, a Notary Public, the undersigned officer, personally appeared H. David Seegul, who acknowledged himself to be the President of Drexeline Shopping Center, Inc., Grantor herein, and that he, as such officer, being authorized to do so, executed the foregoing deed for the purposes therein contained by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Debra Stanger
Notary Public

My Commission Expires: 5/4/18

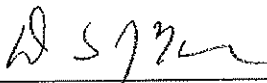
DEBRA STANGER
NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION # FF 118812
My Comm. Expires on May 4, 2018

CERTIFICATE OF RESIDENCE

I hereby certify that the precise and complete post office address of the Grantee is:

MCBH Drexeline Plaza LP
c/o The Hampshire Companies, LLC
22 Maple Avenue
Morristown, NJ 07960-5452

Date: March 1, 2016



Attorney for Grantee

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT A

Premises A

ALL THAT CERTAIN tract or parcel of ground, SITUATE in the Township of Upper Darby, County of Delaware, State of Pennsylvania, as shown on the plan for Peter S. Mozino, made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated November 27, 1946, and revised October 10, 1952, being bounded and described as follows:

BEGINNING at point the Intersection of the title line in the bed of the original State Road the following 3 courses and distances: (1) North forty-two degrees fifty-three minutes East, four hundred forty and five one-hundredths feet to a point of curve; thence, (2) by the arc of a circle of one hundred forty-five and twenty one-hundredths feet radius curving Eastwardly in a clock-wise direction an arc distance of ninety and seventy-seven one-hundredths feet to a point of tangency; and (3) North seventy-eight degrees forty-two minutes East, two hundred nineteen and eighteen one-hundredths feet to a point; thence leaving said original State Road South eleven degrees eighteen minutes East, five hundred and one and twenty-six one-hundredths feet to a point in the title line in the bed of Darby Creek; thence by same the following (3) courses and distances: (1) North seventy degrees thirty seven minutes forty-five seconds West, two hundred sixty-one and sixty-nine one-hundredths feet to a point; thence, (2) South eighty-five degrees thirty-four minutes twenty seconds West, three hundred seventy-nine and seventy-one one-hundredths feet to a point; and (3) North sixty-eight degrees fifty-five minutes West, sixty-nine and seventy-seven one-hundredths feet to the first mentioned point and place of beginning.

Premises B

ALL THAT CERTAIN lot or piece of ground, with the buildings and Improvements thereon erected, SITUATE in the Township of Upper Darby, County of Delaware, State of Pennsylvania, as shown on the Plan for Peter S. Mozino, made by Damon and Foster, Civil Engineers, Sharon Hill, Pa., dated 11/27/1946 and last revised 5/21/1958, being bounded and described as follows:

BEGINNING at a point in the title line in the bed of State Road said point being described along the title line of said State Road from its intersection with the title line in the bed of Darby Creek, by the following 3 courses and distances:
(1) North 12 degrees 53 minutes East 440.05 feet to a point of curve; thence (2) On the arc of a circle of 145.20 feet radius curving Northeastwardly in a clockwise direction an arc distance of 90.77 feet to a point of tangency; and (3) North 78 degrees 42 minutes East 219.18 feet to the point of beginning, thence, extending along the title line in the bed of said State Road, by the following 2 courses and distances:
(1) North 78 degrees 42 minutes East 61.22 feet to a point; and (2) South 87 degrees 19 minutes East 76.73 feet to a point; thence, leaving said State Road, South 10 degrees 18 minutes East partially along the Northeasterly wall of a building 557.50 feet to a point in the title line in the bed of said Darby Creek; Thence, by same, North 70 degrees 37 minutes 15 seconds West 146.42 feet to a point; thence leaving said Darby Creek, North 11 degrees 18 minutes West, partially through the Southwesterly wall of the above mentioned building 601.28 feet to the first mentioned point or place of beginning, and known as 5050 State Road.



**EXHIBIT A
(Continued)**

TOGETHER with the right, liberty and privilege of a certain sixteen feet wide driveway as set forth in agreement between Drexeline Shopping Center, Inc. and Peter S. Mozino.

Premises C

ALL THAT CERTAIN lot with the buildings and improvements thereon erected, SITUATED in the Township of Upper Darby, County of Delaware, State of Pennsylvania being bounded and described as follows:

BEGINNING at a point in the title line in the bed of State Road, said point being described along the title line of said State Road from its intersection with the title line in the bed of Darby Creek by the following four courses and distances:

- A. North 42 degrees 53 minutes 0 seconds East a distance of 140.05 feet to a point of curve; thence
 - B. On the arc of a circle 145.70 feet radius, curving Northeasterly in a clockwise direction, an arc distance of 90.77 feet to a point of tangency; thence
 - C. North 78 degrees 42 minutes 0 seconds East, a distance of 280.10 feet to a point; thence
 - D. South 87 degrees 19 minutes 0 seconds East, a distance of 76.73 feet to the point of beginning of said lot; thence
1. South 07 degrees 19 minutes 0 seconds East, a distance of 189.20 feet to an angle point; thence
 2. North 77 degrees 5 minutes 0 seconds East, a distance of 257.50 feet to a point; thence
 3. South 1 degree 10 minutes 44 seconds East, a distance of 644.83 feet to a point in the center of Darby Creek; thence
 4. North 87 degrees 8 minutes 0 seconds West, a distance of 81 feet to an angle point in same; thence
 5. Still along Darby Creek, South 73 degrees 41 minutes 40 seconds West, a distance of 121.12 feet to an angle in same; thence
 6. Still along same, North 43 degrees 7 minutes 45 seconds West, a distance of 45.84 feet to an angle point in same; thence
 7. Still along same North 70 degrees 37 minutes 45 seconds West, a distance of 132.58 feet to a point; thence
 8. North 10 degrees 18 minutes 0 seconds West, a distance of 557.50 feet to point and place of beginning.

CONTAINING 5.11 Acres.

TOGETHER with the free and common use right, liberty and privilege of ingress, egress and regress over along and through all driveways, passageways and water courses; the free and common user right, liberty and privilege of all parking spaces and all utilities easements as located on the herein described premises known as "Mini Mall" and premises known as "Apartments" and "Shopping Center", as shown on a Plan of Minor Subdivision for Drexel Shopping Center, State Road, made by Edward J. Martin, L.S., Voorhees, N.J., dated 1-7-1986 and revised 2-25-1986 which said plan is recorded in the Office of the Recorder of Deeds &c., in and for the County aforesaid in Plan Case 14 Page 439, in common with all the owners, tenants occupiers and their customer and clientele, at all times hereafter forever.



**EXHIBIT A
(Continued)**

UNDER AND SUBJECT to the proportionate part of the expense for keeping the said driveways passageways water courses and parking spaces in good order, conditions and repair at all time hereafter forever.

Premises D

ALL THAT CERTAIN parcel of ground SITUATE in the Township of Upper Darby, the County of Delaware, and the Commonwealth of Pennsylvania described according to a Preliminary/Final Subdivision - Lot Line Revision Plan of Property of Drexeline Shopping Center prepared by G.D.Houtman and Son Inc., Civil Engineers and Land Surveyors, dated August 21, 2014 and last revised November 18, 2014, as recorded in Plan Book 37 and Page 499 on December 4, 2014 and more particularly described as follows, to wit:

BEGINNING at a point on the Title Line in the right-of-way of State Road (of varying widths - S.R. 2026); the said point being corner of other lands of Drexeline Shopping Center Inc., (Tax Map Number 16-20-163); thence from the point of beginning and along the Title Line in the right-of-way of State Road North 77 degrees 05 minutes 0 seconds East 265.92 feet to a point; thence still along the said Title Line South 89 degrees 04 minutes 0 seconds East 38.43 feet to a point; thence along parcel "A" the nine following courses and distances; (1) South 10 degrees 46 minutes 18 seconds East 21.20 feet to a point ; (2) South 55 degrees 23 minutes 16 seconds East 34.85 feet to a point; (3) South 34 degrees 27 minutes 14 seconds East 252.80 feet to a point; (4) South 34 degrees 37 minutes 13 seconds East 50.71 feet to a point; (5) South 34 degrees 15 minutes 46 seconds East 81.86 feet to a point; (6) South 71 degrees 44 minutes 10 seconds East 15.25 feet to a point; (7) South 34 degrees 40 minutes 32 seconds East 64.11 feet to a point; (8) South 9 degrees 26 minutes 34 seconds East 38.40 feet to a point; and (9) South 32 degrees 40 minutes 41 seconds East 33.98 feet to a point on the northwesterly right-of-way line of the S.E.P.T.A. Railroad (40 feet wide); thence along the same and along an arc of a circle to the left of radius 2884.93 feet an arc distance of 382.12 feet to a point of tangency; thence still along the said Railroad South 47 degrees 30 minutes 46 seconds West 82.17 feet to a point; thence along lands of Springfield Swim Club Inc. North 47 degrees 06 minutes 40 seconds West 94.0 feet to a point; thence still along lands of Springfield Swim Club North 87 degrees 08 minutes 0 seconds West 183.25 feet to a point; thence along other lands of Drexeline Shopping Center Inc. North 1 degree 10 minutes 44 seconds West 644.83 feet to the first mentioned point and place of beginning.

CONTAINING 7.493 acres.

NO LONGER CONTAINING the parcel of ground identified as Parcel A on the Preliminary/Final Subdivision - Lot Line Revisions Plan of Property of Drexellne Shopping Center, prepared by G. D Houtman and Son Inc., Civil Engineers and Land Surveyors, dated August 21, 2014 and last revised November 18, 2014, as recorded in Plan Book 37 and Page 499 on December 4, 2014. Parcel A previously being part of the property having Folio No. 16-11-01760-04 (Lot 1) now being conveyed and included in the property having Folio No. 16-11-01760-05 (Lot 2) pursuant to the Preliminary/Final Subdivision - Lot Line Revisions Plan of Property of Drexellne Shopping Center.



**EXHIBIT A
(Continued)**

TOGETHER with the free and common use, right, liberty and privilege of ingress, egress and regress over, along and through all driveways, passageways and watercourses, the free and common use, right, liberty and privilege of all parking spaces and all utility easements as located on the herein described premises and premises known as "Apartments" and "Mini Mall" as shown on as Plan of Minor Subdivision for Drexeline Shopping Center, State Road, made by Edward J. Martin, P.L.S. Voorhees, New Jersey, dated January 7, 1986 and revised February 25, 1986, which said Plan is recorded in the Office of the Recorder of Deeds, & C., in and for the County aforesaid in Plan Case No. 14 Page 439, in common with all the owners, tenants, occupiers and their customers and clientele at all times hereafter forever.

UNDER AND SUBJECT to the proportionate part of the expense for keeping the said driveways, passageways, watercourses and parking spaces in good order, condition and repair at all times hereafter forever.

As to Premises A

Being the same premises which Peter S. Mozino and Catherine G. Mozino, his wife by Deed dated 12-15-1953 and recorded 7-1-1954 in Delaware County in Deed Book 1698 Page 210 conveyed unto Drexeline Shopping Center, Inc., a Pennsylvania corporation, in fee.

As to Premises B

Being the same premises which Peter S. Mozino and Catherine G. Mozino, his wife by Deed dated 1-3-1984 and recorded 1-3-1984 in Delaware County in Volume 129 Page 1545 conveyed unto Drexeline Shopping Center, Inc., a Pennsylvania corporation, in fee.

As to Premises C

Being the same premises which Drexeline Shopping Center, Inc., a Pennsylvania corporation by Deed dated 10-15-1987 and recorded 10-21-1987 in Delaware County in 521 Page 751 conveyed unto Drexeline Shopping Center, Inc., a Pennsylvania corporation, in fee.

As to Premises D

Being the same premises which Drexeline Shopping Center, Inc., a Pennsylvania corporation by Deed dated 10-15-1987 and recorded 10-21-1987 in Delaware County in 521 Page 740, and by Correctional Deed recorded 9-22-1993 in Volume 1148 page 1675, and by Deed of Correction recorded 3-6-2015 in Volume 5611 page 1684 conveyed unto Drexeline Shopping Center, Inc., a Pennsylvania corporation, in fee.





**ZONING HEARING BOARD OF UPPER DARBY TOWNSHIP
 APPEAL FROM DECISION OF DIRECTOR OF DEPARTMENT OF LICENSES & INSPECTION
 & PETITION FOR VARIANCE**

<i>Application Number</i>	
<i>Zoned</i>	C-2
<i>District</i>	Traditional General Commercial District
The Petition of (Applicant):	MCBH Drexeline Plaza LP
Of (mailing address):	c/o Mark D. Damico, Esq. 109 Chesley Drive, Media, PA 19063
Day Time Phone:	610-892-1874
The Petitioner is <u>the (owner)</u> , (equitable owner), or (lessee) of the following described property and acquired such interest on:	
Property Address:	5100 State Road, Upper Darby Township, PA Folio Nos. 16-11-01760-00; 16-11-01760-01; 16-11-01760-03; 16-11-01760-04
That under the UPPER DARBY ZONING ORDINANCE OF 2010 (No. 2984), as amended, the said land and property is classified as: C-2 Traditional General Commercial District	
The property is currently used as: Shopping Center with SEPTA rail station	
Petitioner hereby applies for a Variance to permit (here set forth the intent & reliefs required): See Addendum to Petition attached hereto.	
An application for a building permit for the above work or construction was made to the Director Dept. Licenses & Inspection of the Township and was denied on the <u>N/A</u> day of <u>20</u> .	
Petitioner avers that unless the Variance herein applied for is granted, irreparable hardship and damage will result to your Petitioner, resulting in great loss in preventing Petitioner from any reasonable use of said premises.	
Petitioner agrees to post the premises with the applicable Zoning Notices as required by Upper Darby Ordinance 2984, as amended.	
WHEREFORE, your Petitioner appeals from the decision of the Director Dept. Licenses & Inspection refusing said permit and respectfully requests that the Zoning Hearing Board of Upper Darby Township set a day and time for a public hearing on the within petition and appeal, so that your Petitioner and Others may be heard for or against the granting of this petition in accordance with the aforesaid Zoning Ordinance.	
The undersigned certifies that the statement made in the foregoing Application for Petition of Variance are true and correct to the best of his/her knowledge, information and belief, and are made subject to the penalties of 18 Pa. C.S. Sec: 4904, relating to unsworn falsification to authorities.	

Mark D. Damico, Esq.
Attorney for Applicant

PRINT FULL NAME

SIGNATURE OF PETITIONER

PETRIKIN, WELLMAN, DAMICO, BROWN & PETROSA
A PROFESSIONAL CORPORATION
ATTORNEYS AND COUNSELORS AT LAW

THE WILLIAM PENN BUILDING
109 CHESLEY DRIVE
MEDIA, PA 19063

JOSEPH A. DAMICO, JR.
DONALD T. PETROSA
STEVEN A. COHEN
DENIS M. DUNN*
MARK D. DAMICO
KENNETH D. KYNETT*
H. FINTAN McHUGH*
CHARLES G. MILLER*

MALCOLM B. PETRIKIN
(1934-1995)
JOHN W. WELLMAN
(1951-2002)
STEVEN G. BROWN
(1970-2010)

FAX 610-891-9419

Direct Dial 610-892-1865
Email hfm@petrikin.com

*ALSO MEMBER NEW JERSEY BAR

November 25, 2020

Via Email

Upper Darby Township
Attn: Chris McSween
100 Garrett Road
Upper Darby, PA 19082

**RE: *Petition to Zoning Hearing Board
Drexeline Shopping Center, 5100 State Road, Upper Darby (the "Property")***

Dear Mr. McSween:

As you know, our office represents MCBH Drexeline Plaza LP ("Petitioner"), which owns the Drexeline Shopping Center. In connection with the proposed redevelopment of the Property, the Petitioner respectfully requests relief from the Upper Darby Zoning Hearing Board, and encloses the following:

1. Zoning Hearing Board Application, with Addendum;
2. Deed for the Property; and
3. Site Plan prepared by Bohler Engineering (the "Plan").

A check for the filing fee in the amount of \$700.00 made payable to "Upper Darby Township" is being sent directly to you by our client.

It is my understanding that this matter will be placed on the December Zoning Hearing Board agenda. If you have any questions, please feel free to call me.

Thank you.

Very truly yours,


Mark D. Damico

cc: Daniel A. Shabel (*via email*)

**TOWNSHIP COUNCIL MEETING
TALKING POINTS
DECEMBER 9, 2020**

OPENING COMMENTS

Good evening everyone. There are a few aspects of Ordinance 3087 that are confusing, and so I'd like to address them before you begin its consideration:

1. **First**, in this one Ordinance, we address Appropriations involving **three** separate Budgets. The **Capital Budget Series 2009**, followed by the **Capital Budget Series 2016 & 2017**, and then the **Operating Budget**.
2. **Second**, our **Operating Budget**, in its entirety, encompasses **four** funds. The General Fund, the Sewer Fund, the Sinking Fund, and the Highway Aid Fund. **This Ordinance**, however, only addresses the **General Fund** and **Sewer Fund**, as they are the **only** Operating Funds that require adjustment to the Appropriations.
3. **Third**, each of these budgets is **truly** independent of the others, which is why a specific department, say **Public Works**, might be **giving up** appropriations in one budget but **receiving** appropriations in another.
4. The **fourth issue**, however, is the most **confusing**, and the most **significant**. And **that**, is the **transfer** of funds appropriated to the **Capital Budget Series 2016 & 2017**, into the **OPEB Liability**. So what does that mean?

The **premise** for this exercise is that the two Capital Funds have **interest bearing bank accounts** that the bond proceeds were deposited into. Over the years, these two bank accounts accumulated interest. As of November 30th, the bank account for the **2009 Series Capital Fund** contained interest of **\$56,245.02**, and the bank account for the **2016 & 2017 Capital Fund** contained interest of **\$469,505.05**. This interest totals **\$525,750.07**. The mayor has directed that these funds be moved to a new bank account that will be opened for the specific purpose of paying off the **unfunded OPEB liability**. As you know, this liability is in excess of **\$300mm**,

which must be addressed for **several reasons**.....the most **immediate** of which is the impact that this liability is having on our **S&P credit rating**. I have been assured by S&P that the mere **presence** of a plan to deal with this liability will have a positive impact on our rating.

So, with all of this said, now comes the reason why this banking transaction **impacts** our **Appropriations** in this ordinance.

To help with this discussion, I'll share my screen.

{SHARE SCREEN}

This **first report** is the 2016 & 2017 Capital Budget Report as of **May 31, 2018**. As you can see, the total budget at that point stood at **\$15,003,000**, which was the budgeted total at **inception** of this fund.

The **next report**, as of **June 30, 2018** shows a budget **increase** of **\$42,435**, to a new total of **\$15,045,435**. And the **following report**, as of **August 31, 2018** shows a **further** budget increase of **\$174,292.08**, to a new total of **\$15,219,727.08**, which is where it stands today.

So, on these two occasions in **mid-2018**, the budget for this **Capital Fund** was **increased** with **no apparent authorization**. I've spoken with Alexis Cichitti & Courtney Richardson, as well as the Mayor & CAO on this subject, and there appears to have been **no Ordinance** or **act of Council** that would **enact** these increases in Appropriations. As it happens, there **were** expenditures in these two months that **utilized** these budget increases, but the only **justification** I can **determine**, was the **interest** that had been accumulating.

With the **Mayor's** decision to move this accumulated interest into a new **special-purpose bank account**, I took a **fresh** look at the **Capital Budget Series 2016 & 2017**. These **next two documents** are the **Official statements** for the **Series of 2016** and the **Series of 2017 Bond Issues**. You'll note that the **proceeds** to Upper Darby Township were **\$7,501,482.48** and **\$7,505,181.11**, respectively. Accordingly, the original

budget for this **Capital Fund** should have been the **sum** of these two amounts, or **\$15,006,663.59**.....as this was the total sum available for **Upper Darby Township** to **spend**.....rather than the **\$15,003,000** that I just showed you on the **May** report.

Thus, with this next report, I'm showing you the **last page** of this **past month's** Capital Budget Report for the **Series 2016 & 2017 Bonds**, along with a **hand-written reconciliation** to cash-in-bank for that fund. (*Apologies for the scrawl.*) **Adjusting this budget** to the correct amount pursuant to **actual bond proceeds**, the **Current Budget** and the **Unencumbered Balance** columns are both reduced by **\$213,063.49**. The **Current Budget** will then be properly stated at **\$15,006,663.59**, and the **Unencumbered Balance** is reduced to **\$1,009,558.46**, which is what it **now, should be**. This change frees up **all** of the interest that **accumulated in this fund**, totaling **\$469,505.05**.

The **next & final report** is the **last page** of this **past month's Capital Budget Report** for the **Series 2009 Bonds**, along with a **hand-written reconciliation** to cash-in-bank for that fund. As this budget had **never been adjusted**, the interest is much easier to see. With only **\$3,807.10** unencumbered, and a cash balance of **\$60,052.12**, accumulated interest totals **\$56,245.02**.

And so, the **combined** accumulated interest from **both** of these funds totals **\$525,750.07**, as I said at the **outset**, which amount will be **used** to establish this new **special-purpose bank account**.

I know that there are a **lot of numbers** I just presented, and so I'll be glad to **now** take any questions.

MILLAGE RATE AND HOW TO UNDERSTAND ITS IMPACT ON YOUR TAXES

The millage rate is a universally used factor that determines how much property tax is levied on the property owner. The rate is determined as part of the budget process each year.

$$\text{Millage Rate} = (\text{Tax Revenue Budget} / \text{Value of Taxable Property}) \times 1000$$

Tax Revenue Budget

The Tax Revenue Budget, or revenue needed to run the township, proposed by the Township Administration, and passed by a vote of the Township Council. The Tax Revenue Budget for 2021 is \$56,539,696.

Value of Taxable Property

Delaware County assesses property value. The derived value of a parcel of property is determined one of three ways:

1. Delaware County assesses the value of the property and sends the owner a letter stating the assessed value, or
2. You purchase the property, and your purchase price becomes the new assessed value, or
3. You convert the property into a non-taxable parcel.

All Upper Darby Township property owners received a letter stating their assessed value as of July 1, 2020. The total Value of Taxable Property in the township for 2021 is \$4,325,580,883, up from \$2,644,946,050 in 2020. There has not been a county-wide assessment for at least a decade, while real estate values have increased in Upper Darby Township.

Determining the Millage Rate

The "millage" is determined by dividing the Tax Revenue Budget by the Value of Taxable Property. This gives the rate per dollar of property value. The "millage rate" is simply an easy way to express the millage and is expressed by multiplying the millage by 1,000.

The 2021 Millage is $\$56,539,696 / \$4,325,580,883 = .01307007$.

The 2021 Millage Rate is $.01307007 \times 1000 = 13.07$.

Example: A property assessed at \$100,000 has property taxes of $.01307007 \times 100,000$, or \$1,307.

Will My Property Taxes Go Up?

It depends. The millage rate for the 2020 budget was 21.38. Generally, if the millage rate decreases then the amount of tax per \$1 of property value also decreases; however, if your New Assessment rose dramatically over last year's assessed value, you could see your individual property taxes go up.

To determine if your taxes will go up or down, take the following steps:

1. Identify how much you paid in property taxes for 2020,
2. Look at the letter you received from Delaware County to obtain the New Assessment,
3. Multiply the New Assessment by .01307007 to get your 2021 tax assessment and compare to your 2020 property taxes.

WC

UPPER DARBY TOWNSHIP
 2016-2017 CAPITAL BUDGET REPORT
 PERIOD ENDING
 MAY 31, 2018

DESCRIPTION	CURRENT BUDGET	CURRENT EXPENDITURE	TOTAL EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE	ACCOUNT NUMBER
COUNCIL OFFICE EQUIPMENT	\$ 16,000.00	\$ -	\$ 2,070.98	\$ -	\$ 13,929.02	19,400.215
COUNCIL CODIFICATION	\$ 55,000.00	\$ -	\$ -	\$ -	\$ 55,000.00	19,400.742
TOTAL COUNCIL	\$ 71,000.00	\$ -	\$ 2,070.98	\$ -	\$ 68,929.02	
MAYOR OFFICE EQUIPMENT	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 40,000.00	19,401.215
TOTAL MAYOR	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 40,000.00	
FINANCE OFFICE EQUIPMENT	\$ 20,000.00	\$ -	\$ 2,675.00	\$ -	\$ 17,325.00	19,402.215
TOTAL FINANCE	\$ 20,000.00	\$ -	\$ 2,675.00	\$ -	\$ 17,325.00	
CAO OFFICE EQUIPMENT	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00	19,405.215
TOTAL CAO	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00	

UPPER DARBY TOWNSHIP
 2016-2017 CAPITAL BUDGET REPORT
 PERIOD ENDING
 MAY 31, 2018

DESCRIPTION	CURRENT BUDGET	CURRENT EXPENDITURE	TOTAL EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE	ACCOUNT NUMBER
ADM. SERV. BLDG. REPAIRS	\$ 260,000.00	\$ -	\$ 18,900.00	\$ -	\$ 241,100.00	19.409.373
ADM. SERV. VEHICLES	\$ 35,000.00	\$ -	\$ 6,075.00	\$ -	\$ 28,925.00	19.409.741
ADM. SERV. COMPUTERS	\$ 1,000,000.00	\$ 16,933.92	\$ 16,933.92	\$ -	\$ 983,066.08	19.409.742
ADMIN. SERV. EQUIPMENT	\$ 90,000.00	\$ -	\$ -	\$ -	\$ 90,000.00	19.409.750
TOTAL ADM. SERV.	\$ 1,385,000.00	\$ 16,933.92	\$ 41,908.92	\$ -	\$ 1,343,091.08	
POLICE RENOVATIONS	\$ 950,000.00	\$ -	\$ 55,179.31	\$ -	\$ 894,820.69	19.410.371
POLICE VEHICLES	\$ 335,000.00	\$ -	\$ 123,446.97	\$ -	\$ 211,553.03	19.410.741
POLICE COMPUTERS	\$ 425,000.00	\$ -	\$ -	\$ -	\$ 425,000.00	19.410.742
POLICE EQUIPMENT	\$ 250,000.00	\$ -	\$ 8,687.70	\$ -	\$ 241,312.30	19.410.750
TOTAL POLICE	\$ 1,960,000.00	\$ -	\$ 187,313.98	\$ -	\$ 1,772,686.02	

UPPER DARBY TOWNSHIP
2016-2017 CAPITAL BUDGET REPORT
PERIOD ENDING
MAY 31, 2018

DESCRIPTION	CURRENT BUDGET	CURRENT EXPENDITURE	TOTAL EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE	ACCOUNT NUMBER
FIRE RENOVATIONS	\$ 470,000.00	\$ -	\$ -	\$ -	\$ 470,000.00	19.411.371
FIRE TRUCKS	\$ 1,700,000.00	\$ -	\$ 635,019.00	\$ -	\$ 1,064,981.00	19.411.740
FIRE VEHICLES	\$ 105,000.00	\$ -	\$ -	\$ -	\$ 105,000.00	19.411.741
FIRE EQUIPMENT	\$ 435,000.00	\$ -	\$ 4,563.77	\$ -	\$ 430,436.23	19.411.750
TOTAL FIRE	\$ 2,710,000.00	\$ -	\$ 639,582.77	\$ -	\$ 2,070,417.23	
L&I OFFICE EQUIPMENT	\$ 50,000.00	\$ -	\$ 2,200.00	\$ -	\$ 47,800.00	19.413.215
L&I VEHICLES	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 40,000.00	19.413.741
TOTAL L&I	\$ 90,000.00	\$ -	\$ 2,200.00	\$ -	\$ 87,800.00	
HEALTH OFFICE EQUIPMENT	\$ 35,000.00	\$ -	\$ 2,157.61	\$ -	\$ 32,842.39	19.420.215
HEALTH VEHICLES	\$ 40,000.00	\$ -	\$ 6,075.00	\$ -	\$ 33,925.00	19.420.741
TOTAL HEALTH	\$ 75,000.00	\$ -	\$ 8,232.61	\$ -	\$ 66,767.39	

6

**UPPER DARBY TOWNSHIP
2016-2017 CAPITAL BUDGET REPORT
PERIOD ENDING
MAY 31, 2018**

DESCRIPTION	CURRENT BUDGET	CURRENT EXPENDITURE	TOTAL EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE	ACCOUNT NUMBER
SANITATION VEHICLES	\$ 900,000.00	\$ -	\$ 158,395.00	\$ -	\$ 741,605.00	19,427.741
TOTAL SANITATION	\$ 900,000.00	\$ -	\$ 158,395.00	\$ -	\$ 741,605.00	
PUBLIC WORKS STORM SEWER	\$ 300,000.00	\$ -	\$ 178,484.08	\$ -	\$ 121,515.92	19,433.370
PUBLIC WORKS ROADS	\$ 1,760,000.00	\$ -	\$ 408,475.46	\$ -	\$ 1,351,524.54	19,433.371
PUBLIC WORKS MAINTENANCE	\$ 300,000.00	\$ -	\$ 24,366.12	\$ -	\$ 275,633.88	19,433.373
PUBLIC WORKS VEHICLES	\$ 425,000.00	\$ -	\$ 126,435.61	\$ -	\$ 298,564.39	19,433.741
PUBLIC WORKS EQUIPMENT	\$ 100,000.00	\$ 15,325.00	\$ 27,450.66	\$ -	\$ 72,549.34	19,433.750
TOTAL PUBLIC WORKS	\$ 2,885,000.00	\$ 15,325.00	\$ 765,211.93	\$ -	\$ 2,119,788.07	
ELECTRIC BLDG. REPAIRS	\$ 210,000.00	\$ -	\$ -	\$ -	\$ 210,000.00	19,442.373
ELECTRIC TRAFFIC SIGNALS	\$ 289,000.00	\$ -	\$ 1,104.50	\$ -	\$ 287,895.50	19,442.374
ELECTRIC STREET LIGHTS	\$ 3,525,000.00	\$ 420,700.00	\$ 3,060,435.00	\$ -	\$ 464,565.00	19,442.740
ELECTRIC VEHICLES	\$ 30,000.00	\$ -	\$ 13,863.85	\$ -	\$ 16,136.15	19,442.741
TOTAL ELECTRIC	\$ 4,054,000.00	\$ 420,700.00	\$ 3,075,403.35	\$ -	\$ 978,596.65	

UPPER DARBY TOWNSHIP
 2016-2017 CAPITAL BUDGET REPORT
 PERIOD ENDING
 MAY 31, 2018

DESCRIPTION	CURRENT BUDGET	CURRENT EXPENDITURE	TOTAL EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE	ACCOUNT NUMBER
PARKING METER OFFICE EQUIPMENT	\$ 42,000.00	\$ -	\$ -	\$ -	\$ 42,000.00	19,445.215
PARKING METER VEHICLES	\$ 60,000.00	\$ -	\$ -	\$ -	\$ 60,000.00	19,445.741
PARKING METER EQUIPMENT	\$ 35,000.00	\$ -	\$ -	\$ -	\$ 35,000.00	19,445.750
TOTAL PARKING METER	\$ 137,000.00	\$ -	\$ -	\$ -	\$ 137,000.00	
LEISURE SERVICE VEHICLES	\$ 301,000.00	\$ -	\$ 203,338.12	\$ -	\$ 97,661.88	19,451.741
TOTAL LEISURE SERVICES	\$ 301,000.00	\$ -	\$ 203,338.12	\$ -	\$ 97,661.88	
PARKS RENOVATIONS	\$ 230,000.00	\$ 4,877.00	\$ 39,640.65	\$ -	\$ 190,359.35	19,452.371
TOTAL PARKS	\$ 230,000.00	\$ 4,877.00	\$ 39,640.65	\$ -	\$ 190,359.35	
LIBRARY RENOVATIONS	\$ 115,000.00	\$ -	\$ -	\$ -	\$ 115,000.00	19,456.371
TOTAL LIBRARY	\$ 115,000.00	\$ -	\$ -	\$ -	\$ 115,000.00	
TOTAL 2016-2017 CAPITAL BUDGET	\$ 15,003,000.00	\$ 457,835.92	\$ 5,125,973.31	\$ -	\$ 9,877,026.69	

WC

UPPER DARBY TOWNSHIP
2016-2017 CAPITAL BUDGET REPORT
PERIOD ENDING
JUNE 30, 2018

DESCRIPTION	CURRENT BUDGET	CURRENT EXPENDITURE	TOTAL EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE	ACCOUNT NUMBER
COUNCIL OFFICE EQUIPMENT	\$ 16,000.00	\$ -	\$ 2,070.98	\$ -	\$ 13,929.02	19.400.215
COUNCIL CODIFICATION	\$ 55,000.00	\$ -	\$ -	\$ -	\$ 55,000.00	19.400.742
TOTAL COUNCIL	\$ 71,000.00	\$ -	\$ 2,070.98	\$ -	\$ 68,929.02	
MAYOR OFFICE EQUIPMENT	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 40,000.00	19.401.215
TOTAL MAYOR	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 40,000.00	
FINANCE OFFICE EQUIPMENT	\$ 20,000.00	\$ 16,357.19	\$ 19,032.19	\$ -	\$ 967.81	19.402.215
TOTAL FINANCE	\$ 20,000.00	\$ 16,357.19	\$ 19,032.19	\$ -	\$ 967.81	
CAO OFFICE EQUIPMENT	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00	19.405.215
TOTAL CAO	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00	

53

UPPER DARBY TOWNSHIP
 2016-2017 CAPITAL BUDGET REPORT
 PERIOD ENDING
 JUNE 30, 2018

DESCRIPTION	CURRENT BUDGET	CURRENT EXPENDITURE	TOTAL EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE	ACCOUNT NUMBER
ADM. SERV. BLDG. REPAIRS	\$ 260,000.00	\$ -	\$ 18,900.00	\$ -	\$ 241,100.00	19.409.373
ADM. SERV. VEHICLES	\$ 35,000.00	\$ -	\$ 6,075.00	\$ -	\$ 28,925.00	19.409.741
ADM. SERV. COMPUTERS	\$ 1,000,000.00	\$ 19,521.40	\$ 36,455.32	\$ -	\$ 963,544.68	19.409.742
ADMIN. SERV. EQUIPMENT	\$ 90,000.00	\$ -	\$ -	\$ -	\$ 90,000.00	19.409.750
TOTAL ADM. SERV.	\$ 1,385,000.00	\$ 19,521.40	\$ 61,430.32	\$ -	\$ 1,323,569.68	
POLICE RENOVATIONS	\$ 950,000.00	\$ -	\$ 55,179.31	\$ -	\$ 894,820.69	19.410.371
POLICE VEHICLES	\$ 335,000.00	\$ -	\$ 123,446.97	\$ -	\$ 211,553.03	19.410.741
POLICE COMPUTERS	\$ 425,000.00	\$ -	\$ -	\$ -	\$ 425,000.00	19.410.742
POLICE EQUIPMENT	\$ 250,000.00	\$ -	\$ 8,687.70	\$ -	\$ 241,312.30	19.410.750
TOTAL POLICE	\$ 1,960,000.00	\$ -	\$ 187,313.98	\$ -	\$ 1,772,686.02	

54

UPPER DARBY TOWNSHIP
 2016-2017 CAPITAL BUDGET REPORT
 PERIOD ENDING
 JUNE 30, 2018

DESCRIPTION	CURRENT BUDGET	CURRENT EXPENDITURE	TOTAL EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE	ACCOUNT NUMBER
FIRE RENOVATIONS	\$ 470,000.00	\$ -	\$ -	\$ -	\$ 470,000.00	19.411.371
FIRE TRUCKS	\$ 1,700,000.00	\$ -	\$ 635,019.00	\$ -	\$ 1,064,981.00	19.411.740
FIRE VEHICLES	\$ 105,000.00	\$ -	\$ -	\$ -	\$ 105,000.00	19.411.741
FIRE EQUIPMENT	\$ 435,000.00	\$ -	\$ 4,563.77	\$ -	\$ 430,436.23	19.411.750
TOTAL FIRE	\$ 2,710,000.00	\$ -	\$ 639,582.77	\$ -	\$ 2,070,417.23	
L&I OFFICE EQUIPMENT	\$ 50,000.00	\$ -	\$ 2,200.00	\$ -	\$ 47,800.00	19.413.215
L&I VEHICLES	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 40,000.00	19.413.741
TOTAL L&I	\$ 90,000.00	\$ -	\$ 2,200.00	\$ -	\$ 87,800.00	
HEALTH OFFICE EQUIPMENT	\$ 35,000.00	\$ -	\$ 2,157.61	\$ -	\$ 32,842.39	19.420.215
HEALTH VEHICLES	\$ 40,000.00	\$ -	\$ 6,075.00	\$ -	\$ 33,925.00	19.420.741
TOTAL HEALTH	\$ 75,000.00	\$ -	\$ 8,232.61	\$ -	\$ 66,767.39	

55

UPPER DARBY TOWNSHIP
2016-2017 CAPITAL BUDGET REPORT
PERIOD ENDING
JUNE 30, 2018

DESCRIPTION	CURRENT BUDGET	CURRENT EXPENDITURE	TOTAL EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE	ACCOUNT NUMBER
SANITATION VEHICLES	\$ 900,000.00	\$ -	\$ 158,395.00	\$ -	\$ 741,605.00	19.442.741
TOTAL SANITATION	\$ 900,000.00	\$ -	\$ 158,395.00	\$ -	\$ 741,605.00	
PUBLIC WORKS STORM SEWER	\$ 300,000.00	\$ -	\$ 178,484.08	\$ -	\$ 121,515.92	19.433.370
PUBLIC WORKS ROADS	\$ 1,760,000.00	\$ -	\$ 408,475.46	\$ -	\$ 1,351,524.54	19.433.371
PUBLIC WORKS MAINTENANCE	\$ 300,000.00	\$ 46,530.94	\$ 70,897.06	\$ -	\$ 229,102.94	19.433.373
PUBLIC WORKS VEHICLES	\$ 425,000.00	\$ -	\$ 126,435.61	\$ -	\$ 298,564.39	19.433.741
PUBLIC WORKS EQUIPMENT	\$ 100,000.00	\$ -	\$ 27,450.66	\$ -	\$ 72,549.34	19.433.750
TOTAL PUBLIC WORKS	\$ 2,885,000.00	\$ 46,530.94	\$ 811,742.87	\$ -	\$ 2,073,257.13	
ELECTRIC BLDG. REPAIRS	\$ 210,000.00	\$ 42,435.00	\$ 42,435.00	\$ -	\$ 167,565.00	19.442.373
ELECTRIC TRAFFIC SIGNALS	\$ 289,000.00	\$ -	\$ 1,104.50	\$ -	\$ 287,895.50	19.442.374
ELECTRIC STREET LIGHTS	\$ 3,567,435.00	\$ 507,000.00	\$ 3,567,435.00	\$ -	\$ -	19.442.740
ELECTRIC VEHICLES	\$ 30,000.00	\$ -	\$ 13,863.85	\$ -	\$ 16,136.15	19.442.741
TOTAL ELECTRIC	\$ 4,096,435.00	\$ 549,435.00	\$ 3,624,838.35	\$ -	\$ 471,596.65	

+ 42,435.00

UPPER DARBY TOWNSHIP
2016-2017 CAPITAL BUDGET REPORT
PERIOD ENDING
JUNE 30, 2018

DESCRIPTION	CURRENT BUDGET	CURRENT EXPENDITURE	TOTAL EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE	ACCOUNT NUMBER
PARKING METER OFFICE EQUIPMENT	\$ 42,000.00	\$ 2,493.00	\$ 2,493.00	\$ -	\$ 39,507.00	19.445.215
PARKING METER VEHICLES	\$ 60,000.00	\$ -	\$ -	\$ -	\$ 60,000.00	19.445.741
PARKING METER EQUIPMENT	\$ 35,000.00	\$ -	\$ -	\$ -	\$ 35,000.00	19.445.750
TOTAL PARKING METER	\$ 137,000.00	\$ 2,493.00	\$ 2,493.00	\$ -	\$ 134,507.00	
LEISURE SERVICE VEHICLES	\$ 301,000.00	\$ -	\$ 203,338.12	\$ -	\$ 97,661.88	19.451.741
TOTAL LEISURE SERVICES	\$ 301,000.00	\$ -	\$ 203,338.12	\$ -	\$ 97,661.88	
PARKS RENOVATIONS	\$ 230,000.00	\$ 102,157.32	\$ 141,797.97	\$ -	\$ 88,202.03	19.452.371
TOTAL PARKS	\$ 230,000.00	\$ 102,157.32	\$ 141,797.97	\$ -	\$ 88,202.03	
LIBRARY RENOVATIONS	\$ 115,000.00	\$ -	\$ -	\$ -	\$ 115,000.00	19.456.371
TOTAL LIBRARY	\$ 115,000.00	\$ -	\$ -	\$ -	\$ 115,000.00	
TOTAL 2016-2017 CAPITAL BUDGET	\$ 15,045,435.00	\$ 736,494.85	\$ 5,862,468.16	\$ -	\$ 9,182,966.84	

INCREASE BY
\$42,435.00

WC

UPPER DARBY TOWNSHIP
 2016-2017 CAPITAL BUDGET REPORT
 PERIOD ENDING
 AUGUST 31, 2018

DESCRIPTION	CURRENT BUDGET	CURRENT EXPENDITURE	TOTAL EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE	ACCOUNT NUMBER
COUNCIL OFFICE EQUIPMENT	\$ 16,000.00	\$ -	\$ 2,070.98	\$ -	\$ 13,929.02	19.400.215
COUNCIL CODIFICATION	\$ 55,000.00	\$ 6,715.60	\$ 6,715.60	\$ -	\$ 48,284.40	19.400.742
TOTAL COUNCIL	\$ 71,000.00	\$ 6,715.60	\$ 8,786.58	\$ -	\$ 62,213.42	
MAYOR OFFICE EQUIPMENT	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 40,000.00	19.401.215
TOTAL MAYOR	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 40,000.00	
FINANCE OFFICE EQUIPMENT	\$ 20,000.00	\$ -	\$ 19,032.19	\$ -	\$ 967.81	19.402.215
TOTAL FINANCE	\$ 20,000.00	\$ -	\$ 19,032.19	\$ -	\$ 967.81	
CAO OFFICE EQUIPMENT	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00	19.405.215
TOTAL CAO	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00	

SA

UPPER DARBY TOWNSHIP
 2016-2017 CAPITAL BUDGET REPORT
 PERIOD ENDING
 AUGUST 31, 2018

DESCRIPTION	CURRENT BUDGET	CURRENT EXPENDITURE	TOTAL EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE	ACCOUNT NUMBER
ADM. SERV. BLDG. REPAIRS	\$ 260,000.00	\$ -	\$ 18,900.00	\$ -	\$ 241,100.00	19.409.373
ADM. SERV. VEHICLES	\$ 40,242.08	\$ 34,167.08	\$ 40,242.08	\$ -	\$ -	19.409.741
ADM. SERV. COMPUTERS	\$ 1,000,000.00	\$ -	\$ 36,455.32	\$ -	\$ 963,544.68	19.409.742
ADMIN. SERV. EQUIPMENT	\$ 90,000.00	\$ 5,242.08	\$ 5,242.08	\$ -	\$ 84,757.92	19.409.750
TOTAL ADM. SERV.	\$ 1,390,242.08	\$ 39,409.16	\$ 100,839.48	\$ -	\$ 1,289,402.60	
POLICE RENOVATIONS	\$ 950,000.00	\$ 52,737.20	\$ 122,219.01	\$ -	\$ 827,780.99	19.410.371
POLICE VEHICLES	\$ 335,000.00	\$ 23,350.00	\$ 146,796.97	\$ -	\$ 188,203.03	19.410.741
POLICE COMPUTERS	\$ 425,000.00	\$ -	\$ -	\$ -	\$ 425,000.00	19.410.742
POLICE EQUIPMENT	\$ 250,000.00	\$ -	\$ 8,687.70	\$ -	\$ 241,312.30	19.410.750
TOTAL POLICE	\$ 1,960,000.00	\$ 76,087.20	\$ 277,703.68	\$ -	\$ 1,682,296.32	

+ 5,242.08

UPPER DARBY TOWNSHIP
 2016-2017 CAPITAL BUDGET REPORT
 PERIOD ENDING
 AUGUST 31, 2018

DESCRIPTION	CURRENT BUDGET	CURRENT EXPENDITURE	TOTAL EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE	ACCOUNT NUMBER
FIRE RENOVATIONS	\$ 470,000.00	\$ -	\$ -	\$ -	\$ 470,000.00	19.411.371
FIRE TRUCKS	\$ 1,700,000.00	\$ -	\$ 635,019.00	\$ -	\$ 1,064,981.00	19.411.740
FIRE VEHICLES	\$ 105,000.00	\$ -	\$ -	\$ -	\$ 105,000.00	19.411.741
FIRE EQUIPMENT	\$ 435,000.00	\$ -	\$ 4,563.77	\$ -	\$ 430,436.23	19.411.750
TOTAL FIRE	\$ 2,710,000.00	\$ -	\$ 639,582.77	\$ -	\$ 2,070,417.23	
L&I OFFICE EQUIPMENT	\$ 50,000.00	\$ -	\$ 2,200.00	\$ -	\$ 47,800.00	19.413.215
L&I VEHICLES	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 40,000.00	19.413.741
TOTAL L&I	\$ 90,000.00	\$ -	\$ 2,200.00	\$ -	\$ 87,800.00	
HEALTH OFFICE EQUIPMENT	\$ 35,000.00	\$ -	\$ 2,157.61	\$ -	\$ 32,842.39	19.420.215
HEALTH VEHICLES	\$ 40,000.00	\$ -	\$ 6,075.00	\$ -	\$ 33,925.00	19.420.741
TOTAL HEALTH	\$ 75,000.00	\$ -	\$ 8,232.61	\$ -	\$ 66,767.39	

UPPER DARBY TOWNSHIP
2016-2017 CAPITAL BUDGET REPORT
PERIOD ENDING
AUGUST 31, 2018

DESCRIPTION	CURRENT BUDGET	CURRENT EXPENDITURE	TOTAL EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE	ACCOUNT NUMBER
SANITATION VEHICLES	\$ 900,000.00	\$ -	\$ 158,395.00	\$ -	\$ 741,605.00	19,427,741
TOTAL SANITATION	\$ 900,000.00	\$ -	\$ 158,395.00	\$ -	\$ 741,605.00	
PUBLIC WORKS STORM SEWER	\$ 300,000.00	\$ 18,483.00	\$ 196,967.08	\$ -	\$ 103,032.92	19,433,370
PUBLIC WORKS ROADS	\$ 1,760,000.00	\$ 263,355.60	\$ 672,714.24	\$ -	\$ 1,087,285.76	19,433,371
PUBLIC WORKS MAINTENANCE	\$ 300,000.00	\$ -	\$ 70,897.06	\$ -	\$ 229,102.94	19,433,373
PUBLIC WORKS VEHICLES	\$ 425,000.00	\$ -	\$ 126,435.61	\$ -	\$ 298,564.39	19,433,741
PUBLIC WORKS EQUIPMENT	\$ 100,000.00	\$ -	\$ 27,450.66	\$ -	\$ 72,549.34	19,433,750
TOTAL PUBLIC WORKS	\$ 2,885,000.00	\$ 281,838.60	\$ 1,094,464.65	\$ -	\$ 1,790,535.35	
ELECTRIC BLDG. REPAIRS	\$ 210,000.00	\$ 84,000.00	\$ 126,435.00	\$ -	\$ 83,565.00	19,442,373
ELECTRIC TRAFFIC SIGNALS	\$ 289,000.00	\$ 85,050.00	\$ 86,154.50	\$ -	\$ 202,845.50	19,442,374
ELECTRIC STREET LIGHTS	\$ 3,736,485.00	\$ 169,050.00	\$ 3,736,485.00	\$ -	\$ -	19,442,740
ELECTRIC VEHICLES	\$ 30,000.00	\$ -	\$ 13,863.85	\$ -	\$ 16,136.15	19,442,741
TOTAL ELECTRIC	\$ 4,265,485.00	\$ 338,100.00	\$ 3,962,938.35	\$ -	\$ 302,546.65	

+169,050.00

UPPER DARBY TOWNSHIP
2016-2017 CAPITAL BUDGET REPORT
PERIOD ENDING
AUGUST 31, 2018

DESCRIPTION	CURRENT BUDGET	CURRENT EXPENDITURE	TOTAL EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE	ACCOUNT NUMBER
PARKING METER OFFICE EQUIPMENT	\$ 42,000.00	\$ 1,220.00	\$ 3,713.00	\$ -	\$ 38,287.00	19,445,215
PARKING METER VEHICLES	\$ 60,000.00	\$ -	\$ -	\$ -	\$ 60,000.00	19,445,741
PARKING METER EQUIPMENT	\$ 35,000.00	\$ -	\$ -	\$ -	\$ 35,000.00	19,445,750
TOTAL PARKING METER	\$ 137,000.00	\$ 1,220.00	\$ 3,713.00	\$ -	\$ 133,287.00	
LEISURE SERVICE VEHICLES	\$ 301,000.00	\$ -	\$ 203,338.12	\$ -	\$ 97,661.88	19,451,741
TOTAL LEISURE SERVICES	\$ 301,000.00	\$ -	\$ 203,338.12	\$ -	\$ 97,661.88	
PARKS RENOVATIONS	\$ 230,000.00	\$ -	\$ 144,885.97	\$ -	\$ 85,114.03	19,452,371
TOTAL PARKS	\$ 230,000.00	\$ -	\$ 144,885.97	\$ -	\$ 85,114.03	
LIBRARY RENOVATIONS	\$ 115,000.00	\$ -	\$ -	\$ -	\$ 115,000.00	19,456,371
TOTAL LIBRARY	\$ 115,000.00	\$ -	\$ -	\$ -	\$ 115,000.00	
TOTAL 2016-2017 CAPITAL BUDGET	\$ 15,219,727.08	\$ 743,370.56	\$ 6,624,112.40	\$ -	\$ 8,595,614.68	

(NOT REVISIT BY
\$ 174,292.08

WC

OFFICIAL STATEMENT

\$7,515,000 Upper Darby Township (Delaware County, Pennsylvania) General Obligation Bonds, Series of 2016

INTRODUCTION

This Official Statement, including the cover, the inside cover page hereof and appendices, is furnished by the Upper Darby Township, located in Delaware County, Pennsylvania (the "Township"), in connection with the offering of \$7,515,000 aggregate principal amount of its General Obligation Bonds, Series of 2016, to be dated the date of their delivery by the Township, which is expected to be on or about December 15, 2016 (the "Bonds"). The Bonds are being issued pursuant to an Ordinance enacted by the Council of the Township on November 16, 2016 (the "Ordinance"), and pursuant to the Local Government Unit Debt Act of the Commonwealth of Pennsylvania, 53 Pa. C.S. §8001 *et seq.* (the "Debt Act").

PURPOSE OF THE ISSUE

The proceeds of the Bonds will be used to: (1) finance the undertaking by the Township of various capital projects, including, but not limited to, the planning, designing, acquiring, constructing, furnishing, and equipping of alterations, renovations, and improvements, including but not limited to, certain energy improvement projects, various buildings, streets, storm sewers, street lights and/or other property or facilities owned or operated by the Township; (2) fund certain capitalized interest; and (3) pay the costs and expenses related to the issuance of the Bonds.

SOURCES AND USES OF FUNDS

The following is a summary of the sources and uses of the proceeds from the issuance of the Bonds.

<u>Sources of Funds</u>	<u>Total</u>
Par Amount of Bonds	\$7,515,000.00
Original Issue Premium	423,137.65
<i>Total Sources of Funds</i>	<u>\$7,938,137.65</u>
<u>Uses of Funds</u>	
Project Fund Deposit	\$7,501,482.48
Capitalized Interest	263,860.00
Issuance Costs ⁽¹⁾	172,795.17
<i>Total Uses of Funds</i>	<u>\$7,938,137.65</u>

⁽¹⁾Includes legal, financial advisor, printing, rating, underwriter's discount, bond insurance premium, Fiscal Agent, miscellaneous costs and rounding amount.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

13

Wc

OFFICIAL STATEMENT

\$7,645,000 Upper Darby Township (Delaware County, Pennsylvania) General Obligation Bonds, Series of 2017

INTRODUCTION

This Official Statement, including the cover, the inside cover page hereof and appendices, is furnished by Upper Darby Township, located in Delaware County, Pennsylvania (the "Township"), in connection with the offering of \$7,645,000 aggregate principal amount of its General Obligation Bonds, Series of 2017, to be dated the date of their delivery by the Township, which is expected to be on or about March 28, 2017 (the "Bonds"). The Bonds are being issued pursuant to an Ordinance enacted by the Council of the Township on November 16, 2016 (the "Ordinance"), and pursuant to the Local Government Unit Debt Act of the Commonwealth of Pennsylvania, 53 Pa. C.S. §8001 *et seq.* (the "Debt Act").

PURPOSE OF THE ISSUE

The proceeds of the Bonds will be used to: (1) finance the undertaking by the Township of various capital projects, including, but not limited to, the planning, designing, acquiring, constructing, furnishing, and equipping of alterations, renovations, and improvements, including but not limited to, certain energy improvement projects, to various buildings, streets, storm sewers, street lights and/or other property or facilities owned or operated by the Township; (2) fund certain capitalized interest; and (3) pay the costs and expenses related to the issuance of the Bonds.

SOURCES AND USES OF FUNDS

The following is a summary of the sources and uses of the proceeds from the issuance of the Bonds.

<u>Sources of Funds</u>	<u>Total</u>
Par Amount of Bonds	\$7,645,000.00
Net Original Issue Premium	177,068.80
<i>Total Sources of Funds</i>	<u>\$7,822,068.80</u>
<u>Uses of Funds</u>	<u>Total</u>
Project Fund Deposit	\$7,505,181.11
Capitalized Interest	155,164.58
Issuance Costs ⁽¹⁾	161,723.11
<i>Total Uses of Funds</i>	<u>\$7,822,068.80</u>

⁽¹⁾Includes legal, financial advisor, printing, ratings, underwriter's discount, bond insurance premium, CUSIP, Fiscal Agent, miscellaneous costs and rounding amount.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

CU

UPPER DARBY TOWNSHIP
2016-2017 CAPITAL BUDGET REPORT
NOVEMBER 30, 2020

DESCRIPTION	CURRENT BUDGET	CURRENT EXPENDITURE	TOTAL EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE	ACCOUNT NUMBER
ELECTRIC BLDG. REPAIRS	\$ 126,435.00	\$ -	\$ 126,435.00	\$ -	\$ -	19.442.373
ELECTRIC TRAFFIC SIGNALS	\$ 90,385.50	\$ -	\$ 86,154.50	\$ -	\$ 4,231.00	19.442.374
ELECTRIC STREET LIGHTS	\$ 3,991,845.00	\$ -	\$ 3,991,845.00	\$ -	\$ -	19.442.740
ELECTRIC VEHICLES	\$ 13,863.85	\$ -	\$ 13,863.85	\$ -	\$ -	19.442.741
TOTAL ELECTRIC	\$ 4,222,529.35	\$ -	\$ 4,218,298.35	\$ -	\$ 4,231.00	
PARKING METER OFFICE EQUIPMENT	\$ 6,213.00	\$ -	\$ 6,213.00	\$ -	\$ -	19.445.215
PARKING METER VEHICLES	\$ 42,736.00	\$ -	\$ 42,736.00	\$ -	\$ -	19.445.741
PARKING METER EQUIPMENT	\$ 37,361.00	\$ -	\$ 37,361.00	\$ -	\$ -	19.445.750
TOTAL PARKING METER	\$ 86,310.00	\$ -	\$ 86,310.00	\$ -	\$ -	
LEISURE SERVICE VEHICLES	\$ -	\$ -	\$ -	\$ -	\$ -	19.451.741
TOTAL LEISURE SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	
PARKS RENOVATIONS	\$ 868,552.00	\$ -	\$ 764,141.51	\$ -	\$ 104,410.49	19.452.371
TOTAL PARKS	\$ 868,552.00	\$ -	\$ 764,141.51	\$ -	\$ 104,410.49	
LIBRARY RENOVATIONS	\$ 115,000.00	\$ -	\$ 13,844.00	\$ -	\$ 101,156.00	19.456.371
TOTAL LIBRARY	\$ 115,000.00	\$ -	\$ 13,844.00	\$ -	\$ 101,156.00	
TOTAL 2016-2017 CAPITAL BUDGET	\$ 15,219,727.08	\$ 9,204.27	\$ 13,997,105.13	\$ -	\$ 1,222,621.95	

COLLECTING ADJUSTMENT (213,063.49)
COLLECT BUDGET \$15,006,663.59

BANK BALANCES
 19.100.000 \$161,519.21
 19.109.000 190.83
 19.110.000 1,317,353.47
 \$1,479,063.51

INTEREST TRANSFER
(OPEN LIABILITY)
BANK BALANCE \$1,479,063.51
UNENCUMBERED 1,009,558.46
 \$469,505.05

UPPER DARBY TOWNSHIP
 2009 CAPITAL BUDGET REPORT
 NOVEMBER 30, 2020

DESCRIPTION	CURRENT BUDGET	CURRENT EXPENDITURE	TOTAL EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE	ACCOUNT NUMBER
PARKS RENOVATIONS	\$ 29,999.36	\$ -	\$ 29,999.36	\$ -	\$ -	13.452.371
TOTAL PARKS	\$ 29,999.36	\$ -	\$ 29,999.36	\$ -	\$ -	
LIBRARY RENOVATIONS	\$ 42,795.00	\$ -	\$ 42,795.00	\$ -	\$ -	13.456.750
TOTAL LIBRARY	\$ 42,795.00	\$ -	\$ 42,795.00	\$ -	\$ -	
TOTAL 2009 CAPITAL BUDGET	\$ 3,400,000.00	\$ 2,802.50	\$ 3,396,192.90	\$ -	\$ 3,807.10	

BANK BALANCES
 13,100.000
 13,109.000
43,774.55
 \$60,052.12

INTEREST TRANSFER (OPEN LIABILITY)
 BANK BALANCE \$60,052.12
 UNENCUMBERED 3,807.10
\$56,245.02

FOR TRANSFER