

AGENDA
BOARD OF COMMISSIONERS
Monday, September 12, 2016 - 6:30 PM

Pledge of Allegiance

Notice of Executive Session on September 12, 2016

1. Recognition of Ritvik Prabhu for Completion of Eagle Scout Project - gardens behind Ithan Elementary
2. Presentation of Monetizing Asset Report by CARFAC

3. Consent Agenda

- a) Disbursement Review and Approval: 2016-08B, 2016-08C, 2016-08D, 2016-09A
- b) Approval of Minutes of the Board of Commissioners meeting of August 15, 2016
- c) Staff Traffic Committee Meeting Minutes – August 10, 2016
- d) Resolution #2016-92 – Authorizing the Purchase of Seed and Fertilizer
- e) Resolution #2016-93 – Authorizing the Funding and Scheduling of an Electronic Collection and Paper Shredding Event, at the Radnor Township Building, on October 15th, 2016
- f) Resolution #2016-94 – Authorizing the Award of the Annual Winter Road Salt Supply Contract
- g) Consideration of a Motion to Approve the Certificate of Appropriateness:
(tentative based on decision at HARB meeting scheduled for September 7, 2016)
 - HARB-2016-12 – 211 Lansdowne Avenue - Renovation of existing screened in porch to four season room. The existing foot print will remain.
 - HARB-2016-14 – 211 Poplar Avenue - Remove existing 1 story shed structure, construct 2 story rear addition and add side entrance with deck.
 - HARB-2016-15 – 414 Radnor Street Road - Amending previous HARB decisions (HARB-2016-07 and HARB-2016-09) with regards to the rear addition and garage.
 - HARB-2016-13 – 408 Midland Avenue - Renovation and addition at the rear of the house. Renovations to existing kitchen with addition to add space to kitchen and create a new mudroom. New terrace at existing deck location.

4. Appointment to Vacancy Board

5. Public Participation

6. Committee Reports

PERSONNEL & ADMINISTRATION

A. Resolution #2016-91 - Declaring the Month of September as Undoing Racism Month

FINANCE & AUDIT

B. Adoption of the 2017 Budget Calendar

PUBLIC SAFETY

C. Ordinance #2016-10 (**Introduction**) – “No Parking Any Time” signs to be placed on the north side and south side of Cornerstone Lane at Bryn Mawr Avenue

COMMUNITY DEVELOPMENT

D. Consideration of a Motion to Approve the Certificate of Appropriateness:

- HARB-2016-11 – 401 Midland Avenue – Amend previous HARB decision (HARB-2016-06). The proposed design was revised in order to reduce the expansion of the existing non-conformity along Pembroke Avenue.

E. Discussion of the PLO Amendment

PUBLIC WORKS & ENGINEERING

PARKS & RECREATION

LIBRARY

PUBLIC HEALTH

Old Business

- Discussion regarding the televising of the Villanova CARE meetings

New Business

Public Participation

Adjournment

Recognition of Ritvik
Prabhu for Completion of
Eagle Scout Project -
gardens behind
Ithan Elementary

Memorandum

To: **Radnor Township Board of Commissioners**
From: **Citizens Audit Review and Financial Advisory Committee**
Date: **August 24, 2016**
Re: **Analysis of the monetization of certain assets**

The purpose of this report is to compare and contrast the financial implications in the monetization of Township assets to tax increases or the lack thereof. We have compiled analyses of development opportunities previously considered by the Board, and made available to the public, so as to provide a comprehensive view of the foregone revenues and the impact those revenues would have had on the Township. It is important for the public to evaluate and this report will outline the likely impact on the financial strength and flexibility of our Township, had the Board received sufficient support from the public to proceed with these opportunities for economic growth.

Why did CARFAC work on this project?

The Board of Commissioners expects members of CARFAC to share their expertise and serve as a network for educating the public on the Township's financial practices and objectives, while continuing to foster trust and stable accountability between the Township and its stakeholders. This memorandum is an effort to fulfill on this mission. As a volunteer advisory group, we are apolitical. Our analysis is influenced by concern for the long-term viability and economic vitality of the township, the highest and best use of all Township assets – people, real estate and other property, and Government Finance Officers Association best practices.

At our joint meeting earlier this year, the Board asked CARFAC to work with Administration to propose the monetization of three assets by the Township. Later, the Board passed a resolution empowering the Administration to get professional help in appraising the properties, finding buyers and identifying workable alternative locations for the Township operations involved. The properties earmarked were the Township Administration building, the Public Works facility and the Wayne Senior Center.

The Township had an opportunity to fund three years of its capital program from permitting fees of \$4.155 million, fund \$2.0 million of its trail improvement plan from park impact fees, fund \$4.85 million in infrastructure improvements, and bolster general revenues by \$1.3 million per year, which could have funded a portion the Township’s OPEB Funding plan; all without raising taxes.

Foregone Revenue		Real Estate Tax Equivalent (over 2014 Millage Rate)	
Annuity	\$1,300,000	0.4100 Mills	+11%
One-Time	\$11,005,000	3.4906 Mills	+93%

During the public discussions surrounding the BioMed project, the Administration worked with representatives from BioMed to prepare a financial impact analysis based on the proposed Class A office development plan. The analysis calculates foregone revenue for both the Township and the School District in terms of annual and one-time revenues. For the Township, the estimated foregone annual revenues are \$1.3 million, which equates to a tax increase of 0.4180 mills (+11.14% over the 2014 millage rate). At the same time, the Township would have also realized \$4.155 million in permitting fees which could have funded three years of the Township’s five-year capital plan. In 2016, the Township borrowed \$1,450,000 for trail improvements. Had the BioMed development moved forward, the Township would have realized \$2.0 million that could have been used for the same projects. Finally, BioMed agreed to fund various road and signal improvements in the area of King of Prussia, Lancaster and Radnor Chester roads to the tune of \$4.85 million. As of the date of this memorandum, the Township has no plans or funds to make those same improvements. The analysis also shows that the School District lost out on almost \$1.2 million per year, which equates to a tax increase of 0.3732 mills.

The Township could have improved safety force communication in critical park / trail locations and, at the same time, offset \$1.7 million of the 2016 Park Improvement Bonds and the corresponding tax increase.

Foregone Revenue		Real Estate Tax Equivalent (over 2016 Millage Rate)	
Annuity	\$163,000 - \$278,000	0.0514 - 0.0877 Mills	+1.3%
One-Time	\$1,700,000	0.5361 Mills	+14%

In working with the Parks Board to address poor signal quality, lack of safety force radio communications and a significant funding gap in the parks portion of the capital plan, the Administration solicited Requests for Proposals for cell towers in Skunk Hollow, Ithan Valley Creek, and Fenimore Woods. Had the Township approved the apparent best proposal, it would have generated \$565,816 per site, or \$1.7 million for all three sites. These proceeds represent an upfront payment for the first ten years of a twenty-nine-year lease agreement. Then, in years eleven through

twenty-nine, the Township would receive an annuity starting at \$163,000 and growing to \$278,000 for all three sites. Those funds could have replaced a portion of the 2016 borrowing for park improvements, which totaled \$4.3 million and required a tax increase. More importantly, safety concerns surrounding safety force communication and improved cell coverage for the public who enjoy those parks would have been achieved. Unlike the BioMed redevelopment, this opportunity still exists should the Board change its position on the matter.

The Township has an opportunity to sell the Township Building, which could eliminate as much as \$28 million in outstanding debt obligations by reducing the annual debt service expense between \$380,000 - \$930,000.

Foregone Revenue <small>(net of lease exp)</small>	Real Estate Tax Equivalent <small>(over 2016 Millage Rate)</small>
Annuity (2017-2019) \$380,000	0.1198 Mills +3.2%
Annuity (2020-2037) \$930,000	0.2933 Mills +7.8%

An analysis was prepared to better understand how much the Township still owed on the Township Building in the event a buyer was found. The analysis provides three significant observations: First, that the Township still owes roughly \$16 million in principal, which will cost almost \$28 million through maturity (2037). Note that the building will be 30 years old when the debt is retired. Second, that the Township will not start paying down on the principal until the year 2020, which means that from 2004 and 2007, the Township has been paying interest only. Finally, the annual debt service expense is roughly \$650,000 from 2014 – 2019, then nearly doubles to about \$1.2 million from 2020 – 2037. Conversely, the Township was paying Brandywine Realty \$270,000 per year to lease office space during construction. If the Township were to successfully negotiate similar pricing, it would stand to save \$380,000 per year through 2019, then roughly \$930,000 per year beginning in 2020. Even if those savings decreased over time as lease rates escalated, significant savings would still be realized. Additional savings would be realized given the large repair costs already being incurred that will only increase as the building ages.

Opportunities exist to relocate Public Works, which would add this valuable property to the township’s taxable property rolls, among other benefits.

Motivated buyers have been identified to purchase the current Public Works facility site. As part of the work completed by CARFAC for this project, numerous alternative sites, many within the Township, and several in adjacent townships, would allow for safer and more flexible operation of this vital department. Moreover, developing this prime site would enhance the center of the Wayne Business District, benefit local merchants, and potentially improve traffic flow. Permitting fees and fresh real estate and business privilege/mercantile tax income

directly from the parcel would provide funds to address the Township's long term liabilities and other spending needs, or enable the Board to delay tax increases. CARFAC did not complete the entire financial impact analysis due to the perceived lack of support for the concept. If that should change, CARFAC will assist the Township Administration in preparing the financial plan.

Opportunities exist to sell or renovate the current Wayne Senior Center facility, which is in need of significant improvements.

The Wayne Senior Center is prime real estate that is attractive to several developers. We had been exploring the possibility of incorporating a modernized, enlarged Senior Center in the expansion of the public library in Wayne. Alas, the library project was approved and financed, so there seems no prospect of adding to it. Further, resistance by the owner of a portion of the parking lot adjacent to the Senior Center appears to have closed the possibility of redeveloping this parcel. We wonder about the missed opportunity to provide more and better service to an important constituency within our Township. A higher and better use would also benefit our local merchants with increased commerce. Another thriving enterprise in the business district would offer new services to residents and augment the tax base to allow for additional contribution to our long-term liabilities.

Pros, Cons, Details regarding action on the Township-owned facilities:

The Public Works complex is in the center of Wayne, on the main artery. The sole entrance/exit is via Lancaster Avenue, a busy four-lane road. There is no stoplight at the access point, so egress is particularly hazardous and time-consuming for the drivers of the fleet of large vehicles and townspeople motoring along Lancaster Ave. Motivated purchasers have been identified. Avison Young's analysis states that were the property to be sold, the Township could expect it to be sold for \$6,187,500 and developed as condominiums or apartments. Twenty-one alternate sites have been identified that would meet the requirements of the Public Works Department, some within the Township, some of which are owned by the Township and which have little or no utility to the townspeople, and all of the potential sites are within two miles of the current location.

The Township Administration building is larger than necessary for current and projected staffing levels. The surplus space, roughly 30 percent, cannot be rented. The building was constructed poorly and is incurring more and more significant repairs to the HVAC, electric systems, and other areas, resulting in growing repair budgets in future years. As a result of the way the bonds to finance it were structured, the Township still owes as much principal today as when it was constructed in 2008. The Township will continue to pay interest only until 2020.

According to a valuation analysis conducted by Avison Young, were the building to be sold to a nearby university, for example, the Township could expect it to fetch \$11,875,000. A motivated purchaser has come forward. Suitable alternative locations have been identified within the Township.

The Wayne Senior Center is strategically located and many parties are interested in developing the site. Leaders of the nearby church have expressed concern regarding development. The appraisal indicated a value of \$1,570,000. At a minimum, the Township will have to begin devoting significant amounts of its capital program to improve the outdated facility.

Professional documentation is at the core of these findings:

At the direction of the Board of Commissioners, CARFAC worked with the Administration in securing the following items to provide professional documentation for the conclusions reached:

- 1) Formal appraisals of the three Township-owned properties (Township Administration Building, Public Works facility and Wayne Senior Center facility)
- 2) Space analysis and design of Administration space usage in a consolidation within the Township Administration building or upon a relocation
- 3) The hiring of a real estate broker to evaluate alternative location sites for Public Works
- 4) Highest and best use broker analysis of the subject sites

Next steps

In our view, our work is complete until the Board of Commissioners is offered a monetization proposal it backs and asks for our help. We have focused on the benefit of monetizing assets as it relates to the comparative analysis of revenue generated versus taxes, and what we have found is a compelling economic argument for the Board of Commissioners to focus on these opportunities. Since the Board acts according to the perceived will of constituents, it is important for members of the public to understand the big picture as they weigh the pros and cons of future opportunities for development and economic growth.

The exhibits that follow examine the facts and figures of these potential development opportunities.

We have attached analyses of:

- 1) The economic revenue benefit had the Board of Commissioners approved the Bio Med development plan
- 2) The economic revenue benefit of three cell towers
- 3) The debt service stream for the Township Building relative to the bond issuance
- 4) The tax increases since and including 2010

Our purpose is to anticipate potential tax increases and how they might be offset by revenue generation. This exercise is an attempt to highlight in objective, factual terms the potential “bottom line” benefit of revenue generation in lieu of tax increases.

Radnor Township, PA
BioMed Revenue Impact Calculator



Incremental Revenue Increases (over the amounts received from the property today)

Radnor Township

BioMed Revenue:	Annuity	One-time	Total
Real Estate	196,416	-	\$ 196,416
BPT / MT	1,024,150	-	\$ 1,024,150
LST	95,575	-	\$ 95,575
Interest	1,683	-	\$ 1,683
Permits	-	4,155,000	\$ 4,155,000
Park Impact	-	2,000,000	\$ 2,000,000
Public Improvements		4,850,000	\$ 4,850,000
Total	1,317,824	11,005,000	\$ 12,322,824
Millage Needed to generate the same rev. level	0.4180	3.4906	
% Increase over the 2014 Millage Rate	11.14%	93.05%	

Resulting Millage Rate Cost Analysis:

Annual Increase for average valued home	\$ 151.62	\$ 1,266.16
Monthly increase for average valued home	\$ 12.63	\$ 105.51
Daily increase for average valued home	\$ 0.42	\$ 3.47
Annual Increase for median valued home	\$ 110.65	\$ 923.99
Monthly increase for median valued home	\$ 9.22	\$ 77.00
Daily increase for average valued home	\$ 0.30	\$ 2.53

Radnor School District

BioMed Revenue:	Annuity	One-time	Total
Real Estate	1,113,436	-	\$ 1,113,436
BPT / MT	-	-	\$ -
LST	7,784	-	\$ 7,784
State / Federal	52,217	-	\$ 52,217
Interest	3,309	-	\$ 3,309
Permits	-	-	\$ -
Park Impact	-	-	\$ -
Public Improvements		-	\$ -
Total	1,176,746	-	\$ 1,176,746

Millage Needed to generate the same rev. level	0.3732
% Increase over the 2014 Millage Rate	1.71%

Resulting Millage Rate Cost Analysis:

Annual Increase for average valued home	\$ 135.39	\$ -
Monthly increase for average valued home	\$ 11.28	\$ -
Daily increase for average valued home	\$ 0.37	\$ -
Annual Increase for median valued home	\$ 98.80	\$ -
Monthly increase for median valued home	\$ 8.23	\$ -
Daily increase for average valued home	\$ 0.27	\$ -

Combined

BioMed Revenue:	Annuity	One-time	Total
Real Estate	1,309,852	-	\$ 1,309,852
BPT / MT	1,024,150	-	\$ 1,024,150
LST	103,359	-	\$ 103,359
Interest	4,992	-	\$ 4,992
Permits	-	4,155,000	\$ 4,155,000
Park Impact	-	2,000,000	\$ 2,000,000
Public Improvements		4,850,000	\$ 4,850,000
Total	2,442,353	11,005,000	\$ 13,447,353

Millage Needed to generate the same rev. level	0.7912	3.4906
% Increase over the 2014 Millage Rate	3.09%	13.65%

Resulting Millage Rate Cost Analysis:		
Annual Increase for average valued home	\$ 287.01	\$ 1,266.16
Monthly increase for average valued home	\$ 23.92	\$ 105.51
Daily increase for average valued home	\$ 0.79	\$ 3.47
Annual Increase for median valued home	\$ 209.45	\$ 923.99
Monthly increase for median valued home	\$ 17.45	\$ 77.00
Daily increase for average valued home	\$ 0.57	\$ 2.53

Cell Tower Proposal

- Financial Summary
- Photo Illustration at proposed sites
- Photo examples of equipment sheds

Cell Tower Proposal

- Financial Summary

Radnor Township, PA
Cell Tower Proposal Summary

		Towers of PA
Term Proposal	Initial Term	10 Years
	Renewals	Four Renewals: 3 five year renewals, then a 1 four year eleven month renewal
	Total Term	29 Years, 11 Months
Cash Flow to Township	Base Rent (Monthly)	\$ 3,250.00
	Escalation	3% annual
	Up front Lump Sum?	Yes
	Lump Sum Total (per location)	\$ 447,092.29
	Revenue Share for each Add'l Carrier (expected to be 4 carriers)	25% of gross per carrier after the 1st carrier
Dedicated Park Contributions	Per Site Park Improvements:	
	Initial Term	\$75,000 per location. Plus, \$10,000 per location per carrier (after 1st carrier install)
	Renewal Terms	n/a
Emerg.	Free Installation of Emerg. Equip?	Yes

Radnor Township, PA

Cell Tower Proposal Comparison

Detailed Annual Cash Flow Comparison for Entire Term - Per Site

Year	Towers of PA						Per Site Totals
	Base Rent	Add'l Carrier x2	Add'l Carrier x3	Add'l Carrier x4	Park Impr.		
1	\$ 39,000.00	\$ -	\$ -	\$ -	\$ 75,000.00	\$ 114,000.00	
2	\$ 40,170.00	\$ 500.00	\$ -	\$ -	\$ 10,000.00	\$ 50,670.00	
3	\$ 41,375.10	\$ 515.00	\$ 515.00	\$ -	\$ 10,000.00	\$ 52,405.10	
4	\$ 42,616.35	\$ 530.45	\$ 530.45	\$ 530.45	\$ 10,000.00	\$ 54,207.70	
5	\$ 43,894.84	\$ 546.36	\$ 546.36	\$ 546.36	\$ -	\$ 45,533.93	
6	\$ 45,211.69	\$ 562.75	\$ 562.75	\$ 562.75	\$ -	\$ 46,899.95	
7	\$ 46,568.04	\$ 579.64	\$ 579.64	\$ 579.64	\$ -	\$ 48,306.95	
8	\$ 47,965.08	\$ 597.03	\$ 597.03	\$ 597.03	\$ -	\$ 49,756.16	
9	\$ 49,404.03	\$ 614.94	\$ 614.94	\$ 614.94	\$ -	\$ 51,248.84	
10	\$ 50,887.15	\$ 633.39	\$ 633.39	\$ 633.39	\$ -	\$ 52,787.31	
11	\$ 52,413.77	\$ 652.39	\$ 652.39	\$ 652.39	\$ -	\$ 54,370.93	
12	\$ 53,986.18	\$ 671.96	\$ 671.96	\$ 671.96	\$ -	\$ 56,002.06	
13	\$ 55,605.77	\$ 692.12	\$ 692.12	\$ 692.12	\$ -	\$ 57,682.12	
14	\$ 57,273.94	\$ 712.88	\$ 712.88	\$ 712.88	\$ -	\$ 59,412.58	
15	\$ 58,992.16	\$ 734.27	\$ 734.27	\$ 734.27	\$ -	\$ 61,194.96	
16	\$ 60,761.92	\$ 756.29	\$ 756.29	\$ 756.29	\$ -	\$ 63,030.81	
17	\$ 62,584.78	\$ 778.98	\$ 778.98	\$ 778.98	\$ -	\$ 64,921.73	
18	\$ 64,462.32	\$ 802.35	\$ 802.35	\$ 802.35	\$ -	\$ 66,869.38	
19	\$ 66,396.19	\$ 826.42	\$ 826.42	\$ 826.42	\$ -	\$ 68,875.47	
20	\$ 68,388.08	\$ 851.22	\$ 851.22	\$ 851.22	\$ -	\$ 70,941.73	
21	\$ 70,439.72	\$ 876.75	\$ 876.75	\$ 876.75	\$ -	\$ 73,069.98	
22	\$ 72,552.91	\$ 903.06	\$ 903.06	\$ 903.06	\$ -	\$ 75,262.08	
23	\$ 74,729.50	\$ 930.15	\$ 930.15	\$ 930.15	\$ -	\$ 77,519.94	
24	\$ 76,971.39	\$ 958.05	\$ 958.05	\$ 958.05	\$ -	\$ 79,845.54	
25	\$ 79,280.53	\$ 986.79	\$ 986.79	\$ 986.79	\$ -	\$ 82,240.91	
26	\$ 81,658.94	\$ 1,016.40	\$ 1,016.40	\$ 1,016.40	\$ -	\$ 84,708.14	
27	\$ 84,108.71	\$ 1,046.89	\$ 1,046.89	\$ 1,046.89	\$ -	\$ 87,249.38	
28	\$ 86,631.97	\$ 1,078.30	\$ 1,078.30	\$ 1,078.30	\$ -	\$ 89,866.86	
29	\$ 89,230.93	\$ 1,110.64	\$ 1,110.64	\$ 1,110.64	\$ -	\$ 92,562.87	

Initial Term Value Per Site \$ 565,816

Full Term Value Per Site \$ 1,931,443

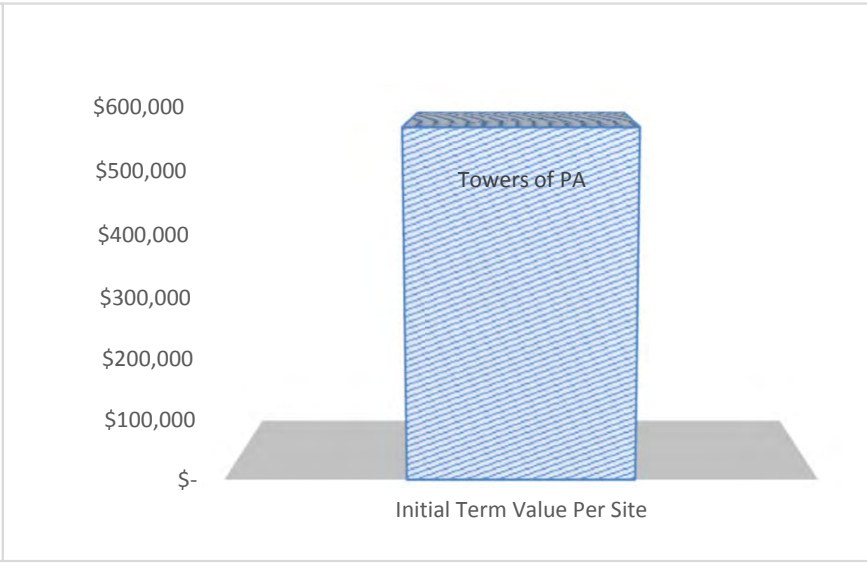
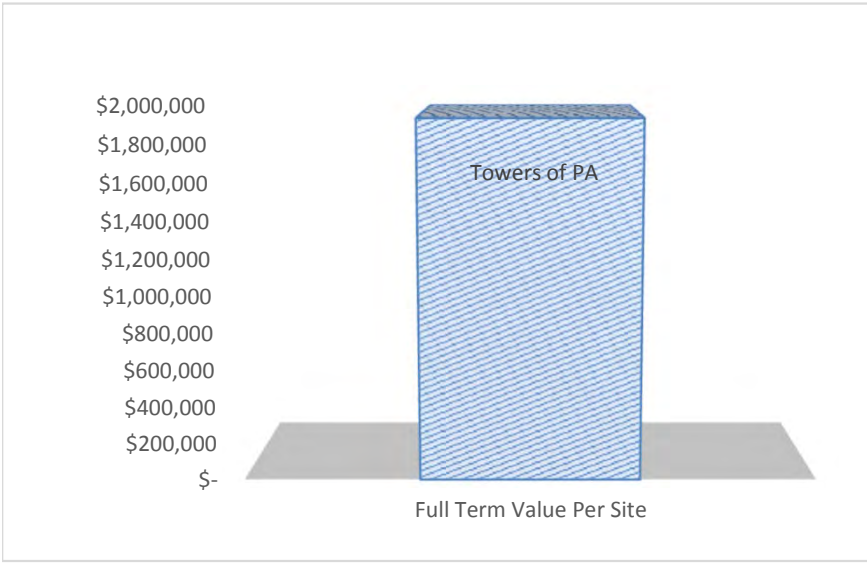
Initial Term Value all Three Sites \$ 1,697,448

Full Term Value all Three Sites \$ 5,794,330

Assumptions:

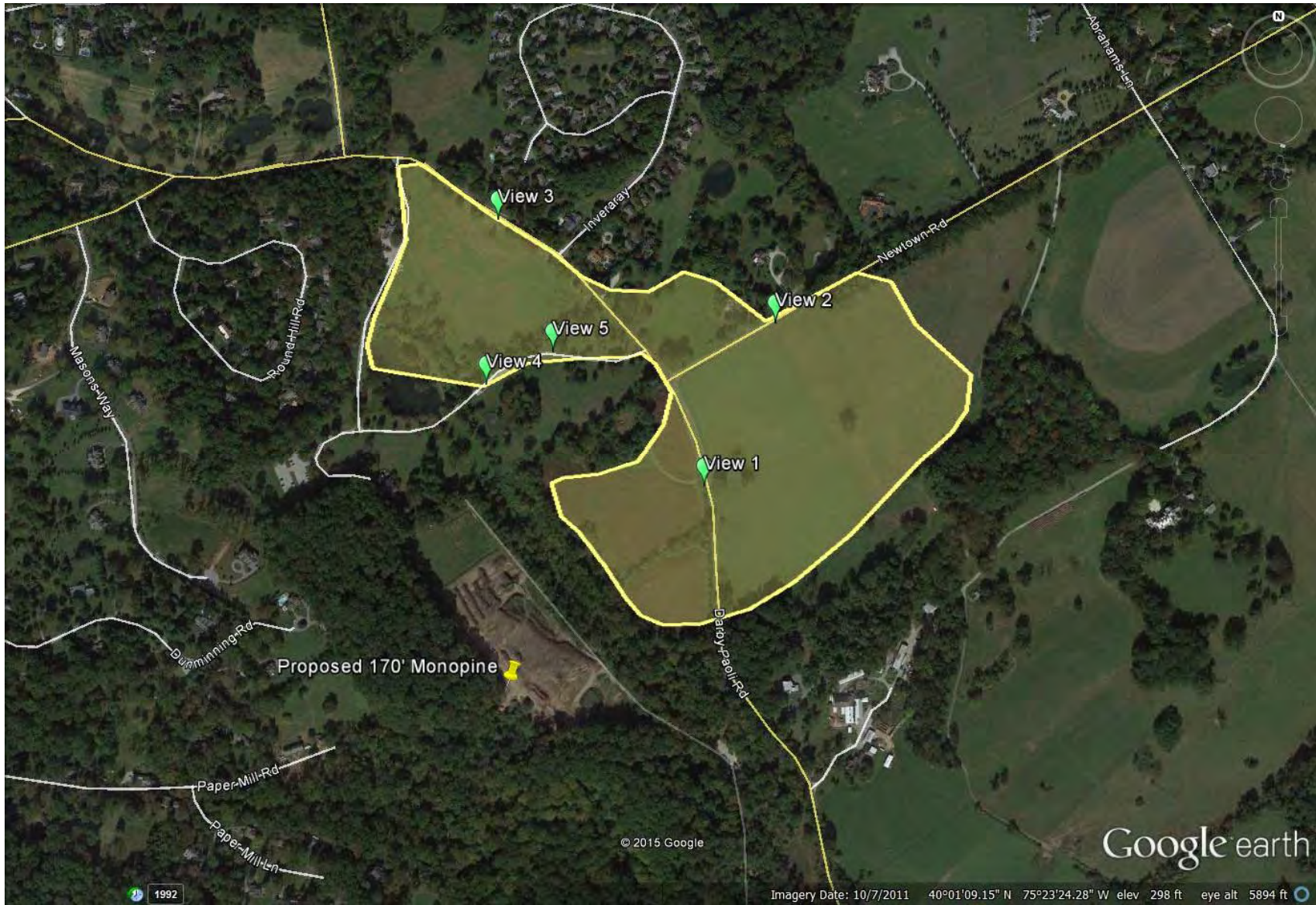
1. Base Rent: As proposed by each Vendor
2. Additional Carrier: Assumes \$2,000 per month base rent, increasing by 3% per year after year 1 and that an additional carrier is added each year, up to four carriers
3. Park Improvements: As proposed by each Vendor

Randor Township, PA
 Cell Tower Proposal Comparison
 Graphical Illustration of Flows - Per Site



Cell Tower Proposal

- Photo Illustration at proposed sites



**Yellow shading depicts areas where tower is visible based on field observation.*

Skunk Hollow Park, Radnor Township, PA
Photo Simulation Date June 10, 2015





Photo 1 – Simulated view from Darby Paoli Road 1,360' northeast of the proposed site.



Photo 2 – Simulated view from Newtown Road, 2,200' northeast of the proposed site.



Photo 3 – Simulated view from Darby Paoli Road, 2,285' north of the proposed site.



Photo 4a – Simulated view from Willows Road, 1,465' north of the proposed site.



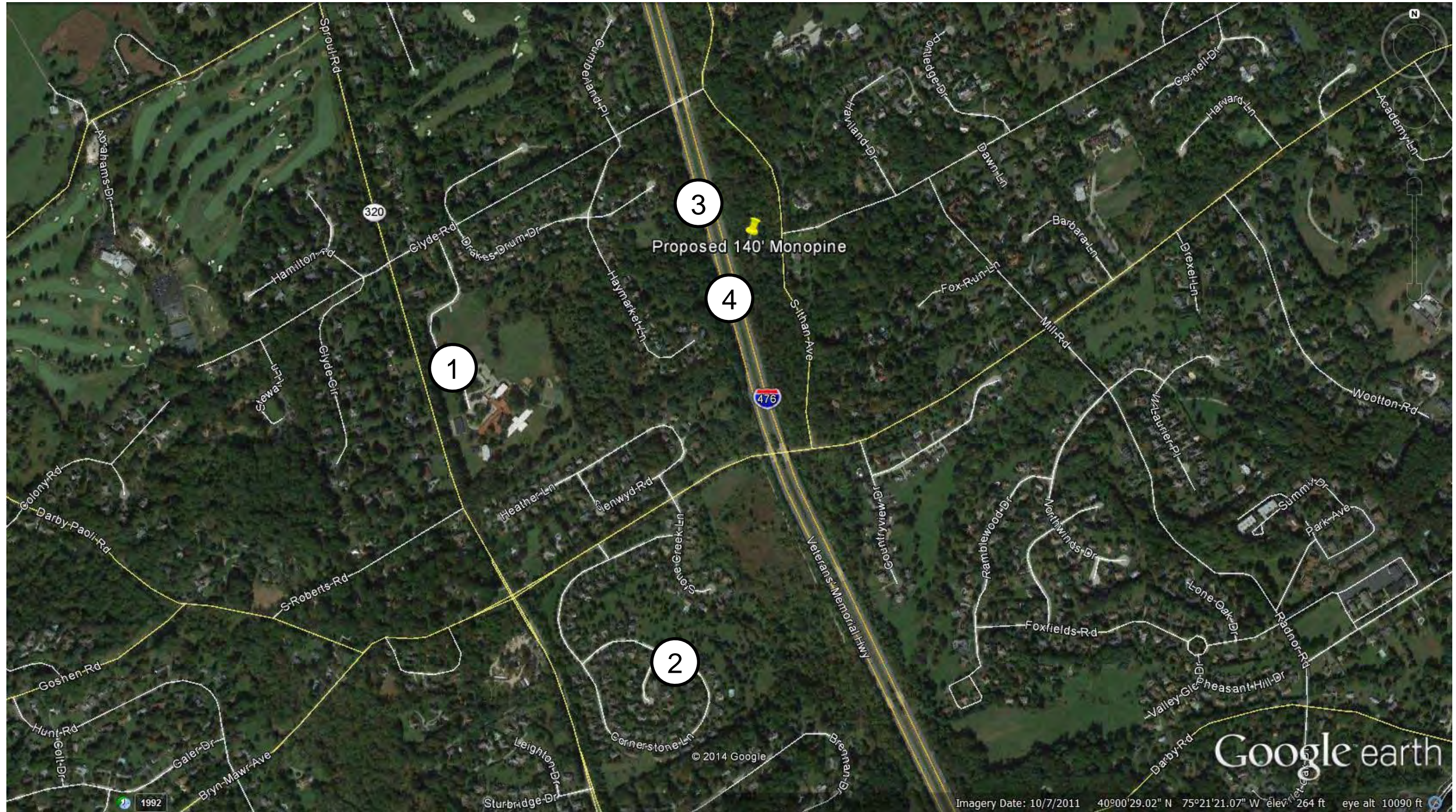
Photo 4b – Balloon test view from Willows Road, 1,465' north of the proposed site.



Photo 5a – Simulated view from Willows Road, 1,650' north of the proposed site.



Photo 5b – Balloon test view from Willows Road, 1,650' north of the proposed site.



Ithan Valley Park, Radnor Township, PA
Photo Simulation Date September 5, 2014



Photo 1 – Simulated view from Ithan Elementary School parking lot west of the proposed site.



Photo 2 – Simulated view from Cornerstone Lane, southwest of the proposed site.



Photo 3 – Simulated view from Blue Route southbound northwest of the proposed site.



Photo 4 – Simulated view from Blue Route northbound south of the proposed site.

Cell Tower Proposal

- Photo examples of equipment sheds



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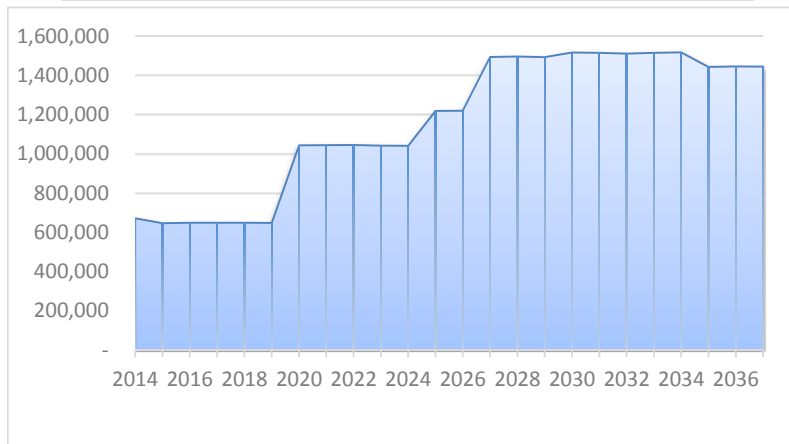


Radnor Township, PA
Township Building Debt Service Estimates

COMBINED / SUMMARY			
Year	Principal	Interest	Annual Debt Service
2014	16,800.00	654,035.61	670,835.61
2015	16,800.00	628,900.78	645,700.78
2016	19,600.00	628,732.78	648,332.78
2017	19,600.00	628,512.28	648,112.28
2018	19,600.00	628,257.48	647,857.48
2019	19,600.00	627,943.88	647,543.88
2020	414,900.00	627,551.88	1,042,451.88
2021	432,600.00	611,308.68	1,043,908.68
2022	450,300.00	594,318.28	1,044,618.28
2023	465,050.00	576,423.88	1,041,473.88
2024	482,750.00	557,939.48	1,040,689.48
2025	679,800.00	538,747.08	1,218,547.08
2026	705,900.00	512,731.08	1,218,631.08
2027	1,000,650.00	491,990.23	1,492,640.23
2028	1,035,000.00	460,033.13	1,495,033.13
2029	1,066,550.00	425,833.13	1,492,383.13
2030	1,126,400.00	389,217.25	1,515,617.25
2031	1,163,700.00	350,509.25	1,514,209.25
2032	1,201,000.00	309,066.51	1,510,066.51
2033	1,252,750.00	261,775.51	1,514,525.51
2034	1,304,350.00	212,446.00	1,516,796.00
2035	1,282,400.00	160,272.00	1,442,672.00
2036	1,335,600.00	108,976.00	1,444,576.00
2037	1,388,800.00	55,552.00	1,444,352.00
TOTAL	16,900,500.00	11,041,074.10	27,941,574.10

Key Facts:

1. The Township Building financing will become increasingly more expensive as the building ages.
2. The Township is basically paying interest only on the bonds until 2020
3. The original bonds (2004AA, 2007) have been refinanced several times at historically low interest rates; reducing the chances that the debt service will ever be less expensive than today.



Radnor Township, PA
Township Building Debt Service Estimates

COMBINED 2012 and 2013 Refunded 2004AA and 2007 Series Bonds						
Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Outstanding Principal Balance
5/1/2014	-		339,848.01	339,848.01	-	16,900,500.00
11/1/2014	16,800.00		314,187.60	330,987.60	670,835.61	16,883,700.00
5/1/2015	-		314,450.39	314,450.39	-	16,883,700.00
11/1/2015	16,800.00		314,450.39	331,250.39	645,700.78	16,866,900.00
5/1/2016	-		314,366.39	314,366.39	-	16,866,900.00
11/1/2016	19,600.00		314,366.39	333,966.39	648,332.78	16,847,300.00
5/1/2017	-		314,256.14	314,256.14	-	16,847,300.00
11/1/2017	19,600.00		314,256.14	333,856.14	648,112.28	16,827,700.00
5/1/2018	-		314,128.74	314,128.74	-	16,827,700.00
11/1/2018	19,600.00		314,128.74	333,728.74	647,857.48	16,808,100.00
5/1/2019	-		313,971.94	313,971.94	-	16,808,100.00
11/1/2019	19,600.00		313,971.94	333,571.94	647,543.88	16,788,500.00
5/1/2020	-		313,775.94	313,775.94	-	16,788,500.00
11/1/2020	414,900.00		313,775.94	728,675.94	1,042,451.88	16,373,600.00
5/1/2021	-		305,654.34	305,654.34	-	16,373,600.00
11/1/2021	432,600.00		305,654.34	738,254.34	1,043,908.68	15,941,000.00
5/1/2022	-		297,159.14	297,159.14	-	15,941,000.00
11/1/2022	450,300.00		297,159.14	747,459.14	1,044,618.28	15,490,700.00
5/1/2023	-		288,211.94	288,211.94	-	15,490,700.00
11/1/2023	465,050.00		288,211.94	753,261.94	1,041,473.88	15,025,650.00
5/1/2024	-		278,969.74	278,969.74	-	15,025,650.00
11/1/2024	482,750.00		278,969.74	761,719.74	1,040,689.48	14,542,900.00
5/1/2025	-		269,373.54	269,373.54	-	14,542,900.00
11/1/2025	679,800.00		269,373.54	949,173.54	1,218,547.08	13,863,100.00
5/1/2026	-		256,365.54	256,365.54	-	13,863,100.00
11/1/2026	705,900.00		256,365.54	962,265.54	1,218,631.08	13,157,200.00
5/1/2027	-		245,995.11	245,995.11	-	13,157,200.00
11/1/2027	1,000,650.00		245,995.11	1,246,645.11	1,492,640.23	12,156,550.00
5/1/2028	-		230,016.56	230,016.56	-	12,156,550.00
11/1/2028	1,035,000.00		230,016.56	1,265,016.56	1,495,033.13	11,121,550.00
5/1/2029	-		212,916.56	212,916.56	-	11,121,550.00
11/1/2029	1,066,550.00		212,916.56	1,279,466.56	1,492,383.13	10,055,000.00
5/1/2030	-		194,608.63	194,608.63	-	10,055,000.00
11/1/2030	1,126,400.00		194,608.63	1,321,008.63	1,515,617.25	8,928,600.00
5/1/2031	-		175,254.63	175,254.63	-	8,928,600.00
11/1/2031	1,163,700.00		175,254.63	1,338,954.63	1,514,209.25	7,764,900.00
5/1/2032	-		154,533.25	154,533.25	-	7,764,900.00
11/1/2032	1,201,000.00		154,533.25	1,355,533.25	1,510,066.51	6,563,900.00
5/1/2033	-		130,887.75	130,887.75	-	6,563,900.00
11/1/2033	1,252,750.00		130,887.75	1,383,637.75	1,514,525.51	5,311,150.00
5/1/2034	-		106,223.00	106,223.00	-	5,311,150.00
11/1/2034	1,304,350.00		106,223.00	1,410,573.00	1,516,796.00	4,006,800.00
5/1/2035	-		80,136.00	80,136.00	-	4,006,800.00
11/1/2035	1,282,400.00		80,136.00	1,362,536.00	1,442,672.00	2,724,400.00
5/1/2036	-		54,488.00	54,488.00	-	2,724,400.00
11/1/2036	1,335,600.00		54,488.00	1,390,088.00	1,444,576.00	1,388,800.00
5/1/2037	-		27,776.00	27,776.00	-	1,388,800.00
11/1/2037	1,388,800.00		27,776.00	1,416,576.00	1,444,352.00	-
TOTAL	16,900,500.00		11,041,074.10	27,941,574.10	27,941,574.10	

Radnor Township, PA
Township Building Debt Service Estimates

59% = Percentage of the 2004 Series Bonds used for the Township Building

Township Building Portion of the Series 2013 Refunded 2004AA Bonds						
Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Outstanding Principal Balance
1/15/2014			165,752.06	165,752.06		7,758,500.00
7/15/2014	-	0.000%	140,091.64	140,091.64	305,843.70	7,758,500.00
1/15/2015			140,438.44	140,438.44		
7/15/2015	-	0.000%	140,438.44	140,438.44	280,876.88	7,758,500.00
1/15/2016			140,438.44	140,438.44		
7/14/2016	-	0.000%	140,438.44	140,438.44	280,876.88	7,758,500.00
1/14/2017			140,438.44	140,438.44		
7/14/2017	-	0.000%	140,438.44	140,438.44	280,876.88	7,758,500.00
1/14/2018			140,438.44	140,438.44		
7/15/2018	-	0.000%	140,438.44	140,438.44	280,876.88	7,758,500.00
1/15/2019			140,438.44	140,438.44		
7/15/2019	-	0.000%	140,438.44	140,438.44	280,876.88	7,758,500.00
1/15/2020			140,438.44	140,438.44		
7/14/2020	395,300.00	4.000%	140,438.44	535,738.44	676,176.88	7,363,200.00
1/14/2021			132,532.44	132,532.44		
7/14/2021	413,000.00	4.000%	132,532.44	545,532.44	678,064.88	6,950,200.00
1/14/2022			124,272.44	124,272.44		
7/15/2022	430,700.00	4.000%	124,272.44	554,972.44	679,244.88	6,519,500.00
1/15/2023			115,658.44	115,658.44		
7/15/2023	445,450.00	4.000%	115,658.44	561,108.44	676,766.88	6,074,050.00
1/15/2024			106,749.44	106,749.44		
7/14/2024	463,150.00	4.000%	106,749.44	569,899.44	676,648.88	5,610,900.00
1/14/2025			97,486.44	97,486.44		
7/14/2025	483,800.00	4.000%	97,486.44	581,286.44	678,772.88	5,127,100.00
1/14/2026			87,810.44	87,810.44		
7/15/2026	501,500.00	2.750%	87,810.44	589,310.44	677,120.88	4,625,600.00
1/15/2027			80,914.81	80,914.81		
7/15/2027	516,250.00	3.000%	80,914.81	597,164.81	678,079.63	4,109,350.00
1/15/2028			73,171.06	73,171.06		
7/14/2028	531,000.00	3.000%	73,171.06	604,171.06	677,342.13	3,578,350.00
1/14/2029			65,206.06	65,206.06		
7/14/2029	545,750.00	3.250%	65,206.06	610,956.06	676,162.13	3,032,600.00
1/14/2030			56,337.63	56,337.63		
7/15/2030	566,400.00	3.250%	56,337.63	622,737.63	679,075.25	2,466,200.00
1/15/2031			47,133.63	47,133.63		
7/15/2031	584,100.00	3.250%	47,133.63	631,233.63	678,367.25	1,882,100.00
1/15/2032			37,642.00	37,642.00		
7/14/2032	601,800.00	4.000%	37,642.00	639,442.00	677,084.00	1,280,300.00
1/14/2033			25,606.00	25,606.00		
7/14/2033	628,350.00	4.000%	25,606.00	653,956.00	679,562.00	651,950.00
1/14/2034			13,039.00	13,039.00		
7/15/2034	651,950.00	4.000%	13,039.00	664,989.00	678,028.00	-
TOTAL	7,758,500.00		4,118,224.58	11,876,724.58	11,876,724.58	

Radnor Township, PA
Township Building Debt Service Estimates

56% = Percentage of the 2004 Series Bonds used for the Township Building

Township Building Portion of the Series 2012 Refunded 2007 Bonds						
Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Outstanding Principal Balance
5/1/2014			174,095.95	174,095.95		9,142,000.00
11/1/2014	16,800.00	1.0000%	174,095.95	190,895.95	364,991.91	9,125,200.00
5/1/2015			174,011.95	174,011.95		
11/1/2015	16,800.00	1.0000%	174,011.95	190,811.95	364,823.91	9,108,400.00
5/1/2016			173,927.95	173,927.95		
11/1/2016	19,600.00	1.1250%	173,927.95	193,527.95	367,455.91	9,088,800.00
5/1/2017			173,817.70	173,817.70		
11/1/2017	19,600.00	1.3000%	173,817.70	193,417.70	367,235.40	9,069,200.00
5/1/2018			173,690.30	173,690.30		
11/1/2018	19,600.00	1.6000%	173,690.30	193,290.30	366,980.60	9,049,600.00
5/1/2019			173,533.50	173,533.50		
11/1/2019	19,600.00	2.0000%	173,533.50	193,133.50	366,667.00	9,030,000.00
5/1/2020			173,337.50	173,337.50		
11/1/2020	19,600.00	2.2000%	173,337.50	192,937.50	366,275.00	9,010,400.00
5/1/2021			173,121.90	173,121.90		
11/1/2021	19,600.00	2.4000%	173,121.90	192,721.90	365,843.80	8,990,800.00
5/1/2022			172,886.70	172,886.70		
11/1/2022	19,600.00	3.4000%	172,886.70	192,486.70	365,373.40	8,971,200.00
5/1/2023			172,553.50	172,553.50		
11/1/2023	19,600.00	3.4000%	172,553.50	192,153.50	364,707.00	8,951,600.00
5/1/2024			172,220.30	172,220.30		
11/1/2024	19,600.00	3.4000%	172,220.30	191,820.30	364,040.60	8,932,000.00
5/1/2025			171,887.10	171,887.10		
11/1/2025	196,000.00	3.4000%	171,887.10	367,887.10	539,774.20	8,736,000.00
5/1/2026			168,555.10	168,555.10		
11/1/2026	204,400.00	3.4000%	168,555.10	372,955.10	541,510.20	8,531,600.00
5/1/2027			165,080.30	165,080.30		
11/1/2027	484,400.00	3.4000%	165,080.30	649,480.30	814,560.60	8,047,200.00
5/1/2028			156,845.50	156,845.50		
11/1/2028	504,000.00	3.6250%	156,845.50	660,845.50	817,691.00	7,543,200.00
5/1/2029			147,710.50	147,710.50		
11/1/2029	520,800.00	3.6250%	147,710.50	668,510.50	816,221.00	7,022,400.00
5/1/2030			138,271.00	138,271.00		
11/1/2030	560,000.00	3.6250%	138,271.00	698,271.00	836,542.00	6,462,400.00
5/1/2031			128,121.00	128,121.00		
11/1/2031	579,600.00	3.8750%	128,121.00	707,721.00	835,842.00	5,882,800.00
5/1/2032			116,891.25	116,891.25		
11/1/2032	599,200.00	3.8750%	116,891.25	716,091.25	832,982.51	5,283,600.00
5/1/2033			105,281.75	105,281.75		
11/1/2033	624,400.00	3.8750%	105,281.75	729,681.75	834,963.51	4,659,200.00
5/1/2034			93,184.00	93,184.00		
11/1/2034	652,400.00	4.0000%	93,184.00	745,584.00	838,768.00	4,006,800.00
5/1/2035			80,136.00	80,136.00		
11/1/2035	1,282,400.00	4.0000%	80,136.00	1,362,536.00	1,442,672.00	2,724,400.00
5/1/2036			54,488.00	54,488.00		
11/1/2036	1,335,600.00	4.0000%	54,488.00	1,390,088.00	1,444,576.00	1,388,800.00
5/1/2037			27,776.00	27,776.00		
11/1/2037	1,388,800.00	4.0000%	27,776.00	1,416,576.00	1,444,352.00	-
TOTAL	9,142,000.00		6,922,849.53	16,064,849.53	16,064,849.53	

Capital Fund 05
 Operating Statement - Cash Basis
 2004-2010

	2004	2005	2006	2007	2008	2009	2010	7 Year Total
Cash, Beginning	\$ 404,661	\$ 11,956,488	\$ 9,610,251	\$ 3,329,156	\$ 7,870,953	\$ 2,499,851	\$ 1,950,332	\$ 404,661
Revenue:								
Bond Revenue								
2004 Proceeds	13,718,892	-	-	-	-	-	-	13,718,892
2007 Proceeds	-	-	-	14,716,411	-	-	-	14,716,411
Subtotal Bond Revenue	\$ 13,718,892	\$ -	\$ -	\$ 14,716,411	\$ -	\$ -	\$ -	\$ 28,435,303
Non-Bond Revenue								
Interest	191,301	289,292	289,024	426,149	183,638	26,408	10,196	1,416,008
Grants	-	-	-	10,000	10,000	-	99,367	119,367
Insurance Proceeds	-	-	32,102	26,858	3,051	4,523	-	66,535
Sale of PPE	-	140	-	33,721	40,995	17,691	84,145	176,693
Contributions	-	4,703	20,500	61,787	12,583	13,253	14,702	127,528
Bond Repayment	-	180,784	176,047	182,688	181,639	144,685	246,500	1,112,343
Subtotal Non-Bond Revenue	\$ 191,301	\$ 474,919	\$ 517,673	\$ 741,203	\$ 431,907	\$ 206,561	\$ 454,910	\$ 3,018,473
Transfers In								
From General Fund	-	-	-	-	150,000	225,000	200,000	575,000
Subtotal Transfers In	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 225,000	\$ 200,000	\$ 575,000
Total Revenues	\$ 13,910,193	\$ 474,919	\$ 517,673	\$ 15,457,615	\$ 581,907	\$ 431,561	\$ 654,910	\$ 32,028,777
Expenditures:								
Departmental Capital								
Admin: V&E	17,946	37,372	51,010	42,165	36,950	18,669	18,052	222,164 B
Admin: IT	-	-	-	-	-	-	-	- B
B&G: Township Buildings	470,207	1,002,265	5,886,059	9,024,984	1,302,434	(46,667)	123,262	17,762,545 B
B&G: Library	-	-	-	-	-	-	-	- B
Police V&E	205,806	210,029	99,750	257,794	189,556	5,310	123,146	1,091,392 B
Fire V&E	350,536	199,443	15,000	65,000	40,000	100,000	-	769,979 B
Comm Dev V&E	24,865	-	750	1,234	7,427	-	-	34,276 B
Sewer V&E	-	-	11,181	-	24,485	171,679	-	207,346 B
Flood Control	91,096	238,459	75,828	341,578	2,175,171	157,150	10,425	3,089,706 B
Highway V&E	624,021	311,100	241,566	396,151	314,507	80,820	132,616	2,100,781 B
Signals	11,681	184,578	49,330	24,794	152,585	42,190	2,366	467,524 B
Road and Bridge	79,868	245,381	137,798	256,456	264,527	161,193	7,500	1,152,723 B
Parks: Improvements	166,497	149,785	1,452	46,557	43,217	33,402	16,761	457,670 B
Parks: Willows	27,883	50,852	22,667	13,605	16,910	7,910	-	139,825 B
Parks: Other	207,443	11,315	25,839	62,345	351,823	25,075	6,941	690,782 B
Subtotal Departmental Capital	\$ 2,277,849	\$ 2,640,578	\$ 6,618,232	\$ 10,532,662	\$ 4,919,590	\$ 756,732	\$ 441,071	\$ 28,186,713
Debt								
Principal	-	-	-	-	-	-	-	-
Interest	-	-	-	-	701,730	-	-	701,730 B
Subtotal Debt	\$ -	\$ -	\$ -	\$ -	\$ 701,730	\$ -	\$ -	\$ 701,730
Transfers Out								
To General Fund	80,517	180,579	180,536	183,156	181,688	180,523	-	986,999 O
To Special Assessment Fund	-	-	-	200,000	150,000	43,825	-	393,825 B
Subtotal Transfers Out	\$ 80,517	\$ 180,579	\$ 180,536	\$ 383,156	\$ 331,688	\$ 224,348	\$ -	\$ 1,380,824
Total Expenditures	\$ 2,358,366	\$ 2,821,157	\$ 6,798,768	\$ 10,915,818	\$ 5,953,008	\$ 981,080	\$ 441,071	\$ 30,269,267
Cash, Ending	\$ 11,956,488	\$ 9,610,251	\$ 3,329,156	\$ 7,870,953	\$ 2,499,851	\$ 1,950,332	\$ 2,164,171	\$ 2,164,171

Assumptions:

1. The Bond Repayment amounts in 2005 - 2009 from the RFC and WAC were immediately transferred to the General Fund to offset the cost of the debt service on those bonds
2. The accumulation of the fund balance in the Capital Fund (05) over this period (2004-2010) is the result of Non-Bond proceeds (since we are using all the bond proceeds for the capital expenses over the period).
3. See the T-Accounts for breakdown on bond spending which assumes all capital was paid for with bond funds *first*
4. The 2007 Township Buildings account was lower than the actual amount spent in 2007 for the Township Building project by \$194,771 resulting from GAAP entry differences
5. The proceeds of the SWAP payment from the 3rd party was not deposited into the Capital Fund (05); so it is assumed that those proceeds were not used for the Township Building
6. Here are the results (by %) of the 2004 and 2007 Bonds issues that were used for the Township Building:

	Total Deposit	Twp Bldg Amt.	%
2004 Series	13,718,892	\$ 8,044,876	59%
2007 Series	14,716,411	\$ 8,243,259	56%

Capital Fund 05
 Operating Statement - Cash Basis
 2004-2010

	2004 Bond Usage	
Township Building Amout from the 2004 Bonds	\$ 8,044,876	\$ 0
Bond proceed deposit (2004)		13,718,892
2004 Capital Admin: V&E	17,946	
2004 Capital Admin: IT	-	
2004 Capital Township Buildings: Township Bldg	254,974	
2004 Capital Township Buildings: Other	215,233	
2004 Capital B&G: Library	-	
2004 Capital Police V&E	205,806	
2004 Capital Fire V&E	350,536	
2004 Capital Comm Dev V&E	24,865	
2004 Capital Sewer V&E	-	
2004 Capital Flood Control	91,096	
2004 Capital Highway V&E	624,021	
2004 Capital Signals	11,681	
2004 Capital Road and Bridge	79,868	
2004 Capital Parks: Improvements	166,497	
2004 Capital Parks: Willows	27,883	
2004 Capital Parks: Other	207,443	
2005 Capital Admin: V&E	37,372	
2005 Capital Admin: IT	-	
2005 Capital Township Buildings: Township Bldg	905,953	
2005 Capital Township Buildings: Other	96,312	
2005 Capital B&G: Library	-	
2005 Capital Police V&E	210,029	
2005 Capital Fire V&E	199,443	
2005 Capital Comm Dev V&E	-	
2005 Capital Sewer V&E	-	
2005 Capital Flood Control	238,459	
2005 Capital Highway V&E	311,100	
2005 Capital Signals	184,578	
2005 Capital Road and Bridge	245,381	
2005 Capital Parks: Improvements	149,785	
2005 Capital Parks: Willows	50,852	
2005 Capital Parks: Other	11,315	
2006 Capital Admin: V&E	51,010	
2006 Capital Admin: IT	-	
2006 Capital Township Buildings: Township Bldg	4,743,880	
2006 Capital Township Buildings: Other	1,142,179	
2006 Capital B&G: Library	-	
2006 Capital Police V&E	99,750	
2006 Capital Fire V&E	15,000	
2006 Capital Comm Dev V&E	750	
2006 Capital Sewer V&E	11,181	
2006 Capital Flood Control	75,828	
2006 Capital Highway V&E	241,566	
2006 Capital Signals	49,330	
2006 Capital Road and Bridge	137,798	
2006 Capital Parks: Improvements	1,452	
2006 Capital Parks: Willows	22,667	
2006 Capital Parks: Other	25,839	
2007 Capital Admin: V&E	42,165	
2007 Capital Admin: IT	-	
2007 Capital Township Buildings: Township Bldg	2,140,069	
2007 Capital Township Buildings: Other	-	

	2007 Bond Usage	
Township Building Amout from the 2007 Bonds	\$ 8,243,259	\$ 0
Bond proceed deposit (2007)		14,716,411
2007 Capital Township Buildings: Township Bldg	6,884,915	
2007 Capital Township Buildings: Other	-	
2007 Capital B&G: Library	-	
2007 Capital Police V&E	257,794	
2007 Capital Fire V&E	65,000	
2007 Capital Comm Dev V&E	1,234	
2007 Capital Sewer V&E	-	
2007 Capital Flood Control	341,578	
2007 Capital Highway V&E	396,151	
2007 Capital Signals	24,794	
2007 Capital Road and Bridge	256,456	
2007 Capital Parks: Improvements	46,557	
2007 Capital Parks: Willows	13,605	
2007 Capital Parks: Other	62,345	
2008 Capital Admin: V&E	36,950	
2008 Capital Admin: IT	-	
2008 Capital Township Buildings: Township Bldg	1,014,875	
2008 Capital Township Buildings: Other	287,559	
2008 Capital B&G: Library	-	
2008 Capital Police V&E	189,556	
2008 Capital Fire V&E	40,000	
2008 Capital Comm Dev V&E	7,427	
2008 Capital Sewer V&E	24,485	
2008 Capital Flood Control	2,175,171	
2008 Capital Highway V&E	314,507	
2008 Capital Signals	152,585	
2008 Capital Road and Bridge	264,527	
2008 Capital Parks: Improvements	43,217	
2008 Capital Parks: Willows	16,910	
2008 Capital Parks: Other	351,823	
2008 Capitalized Interest Payment on 2007 bonds	701,730	
2009 Capital Admin: V&E	-	
2009 Capital Admin: IT	-	
2009 Capital Township Buildings: Township Bldg	55,590	
2009 Capital Township Buildings: Other	(102,257)	
2009 Capital B&G: Library	-	
2009 Capital Police V&E	-	
2009 Capital Fire V&E	100,000	
2009 Capital Comm Dev V&E	-	
2009 Capital Sewer V&E	171,679	
2009 Capital Flood Control	157,150	
2009 Capital Highway V&E	74,621	
2009 Capital Signals	-	
2009 Capital Road and Bridge	-	
2009 Capital Parks: Improvements	-	
2009 Capital Parks: Willows	-	
2009 Capital Parks: Other	-	
2010 Capital Township Buildings: Township Bldg	93,108	
Add'l Twp Bldg costs (make up for '07 difference)	194,771	

Year	Capital	Rental	Storage	Total
2004	254,974	-	-	\$ 254,974
2005	858,703	45,000	2,250	\$ 905,953
2006	4,516,180	225,000	2,700	\$ 4,743,880
2007	8,992,055	225,000	2,700	\$ 9,219,755
2008	1,014,326	-	549	\$ 1,014,875
2009	55,590	-	-	\$ 55,590
2010	93,108	-	-	\$ 93,108
Total	\$ 15,784,937	\$ 495,000	\$ 8,199	\$16,288,136

Line	Vendor Information		Payment Information			Description	Expense Category	Subtotal	
	Number	Name	Date	Check #	Invoice #				Account #
1	1098	Architectural Concepts, LLC	3/24/2004	34767	3961	05.403.4820	Services - February 04	Building Construction / Impr.	7,937.80
2	1098	Architectural Concepts, LLC	4/21/2004	35052	3975	05.403.4820	Services - RCR	Building Construction / Impr.	21,471.09
3	1098	Architectural Concepts, LLC	4/21/2004	35052	4047	05.403.4820	Services - March	Building Construction / Impr.	7,955.00
4	1098	Architectural Concepts, LLC	4/21/2004	35052	4048	05.403.4820	Services - Salt Bin Exp.	Building Construction / Impr.	2,820.00
5	131	Industrial Valley	6/1/2004	35435	9074	05.403.4820	A/C Compressor		7,975.00
6	1098	Architectural Concepts, LLC	6/2/2004	35417	4104	05.403.4820	Services	Building Construction / Impr.	17,535.00
7	1098	Architectural Concepts, LLC	6/2/2004	35417	4104	05.403.4820	Services - April 04	Building Construction / Impr.	3,920.00
8	1193	Print-O-Stat, Inc.	6/2/2004	35457	K0008491	05.403.4820	Designjet Copier		-
9	1098	Architectural Concepts, LLC	6/16/2004	35554	4130	05.403.4820	Expand Salt Bin	Building Construction / Impr.	3,072.00
10	1098	Architectural Concepts, LLC	6/16/2004	35554	4127	05.403.4820	Services - May 04	Building Construction / Impr.	14,525.00
11	1098	Architectural Concepts, LLC	6/16/2004	35554	4128	05.403.4820	Services 5/28/04	Building Construction / Impr.	80.00
12	1098	Architectural Concepts, LLC	7/28/2004	36146	4256	05.403.4820	Expansion - Salt Bin	Building Construction / Impr.	548.00
13	1098	Architectural Concepts, LLC	7/28/2004	36146	4257	05.403.4820	Services - June	Building Construction / Impr.	10,755.00
14	1098	Architectural Concepts, LLC	8/18/2004	36328	4273	05.403.4820	Salt Bin - July	Building Construction / Impr.	136.00
15	1098	Architectural Concepts, LLC	8/18/2004	36328	4274	05.403.4820	Services - July 2004	Building Construction / Impr.	8,019.18
16	1539	Jimm Scannell	10/6/2004	36717	JS-9/30-04	05.403.4820	Crofford Bust - Lobby Design		3,500.00
17	612	Boles, Smyth Associates	10/12/2004	36736	BSAI-#1	05.403.4820	Obelisk #1	Furnishings	1,459.90
18	781	Radnor Studio 21	10/13/2004	36782	RS21-10/4/04	05.403.4820	Reimbursement		-
19	1098	Architectural Concepts, LLC	10/13/2004	36732	4390	05.403.4820	Services	Building Construction / Impr.	7,825.00
20	878	Joe Bucciarelli Inc.	10/24/2004	36848	Salt Bin#1	05.403.4820	Salt Bin #1		36,900.00
21	878	Joe Bucciarelli Inc.	11/24/2004	37067	241	05.403.4820	Salt Bin - Final 04-004		69,820.00
22	878	Joe Bucciarelli Inc.	11/24/2004	37067	242	05.403.4820	Paint Columns and Walls		600.00
23	1098	Architectural Concepts, LLC	12/1/2004	37106	4415	05.403.4820	Service - Sept 04	Building Construction / Impr.	28,120.38
24	1098	Architectural Concepts, LLC	2/9/2005	37613	4431	05.403.4820	Services - Sept. - Nov	Building Construction / Impr.	61,345.82
25	1098	Architectural Concepts, LLC	3/2/2005	37805	4543	05.403.4820	04-168 Services 12/04	Building Construction / Impr.	25,750.16
26	0000	The Paintins of...	4/6/2005	38215	DAB 4/5/05	05.403.4820	11 prints of radnor		650.00
27	1098	Architectural Concepts, LLC	4/6/2005	38155	4590	05.403.4820	Services - Township Design	Building Construction / Impr.	17,491.05
28	1022	Tiger Direct	4/26/2005	38387	E15964270102	05.403.4820	Network Switches		1,753.07
29	1603	Motorola	4/26/2005	38375	13440418	05.403.4820	Dispatch Console - 130		27,757.79
30	1022	Tiger Direct	5/25/2005	38626	E17192910102	05.403.4820	Adm. Network Switch		399.81
31	1098	Architectural Concepts, LLC	5/25/2005	38578	4721	05.403.4820	Revised Design 04-168	Building Construction / Impr.	63,667.59
32	1098	Architectural Concepts, LLC	5/25/2005	38578	4715	05.403.4820	Police Facility 05-054	Building Construction / Impr.	2,975.00
33	1098	Architectural Concepts, LLC	5/25/2005	38578	4659	05.403.4820	Township Services #1	Building Construction / Impr.	50,082.55
34	1620	PS Business Interiors	6/9/2005	38739	PS-1st Dep.	05.403.4820	Furniture - Deposit		1,642.50
35	169	Mayfield Gardens	6/15/2005	38790	79599	05.403.4820	Landscaping - Remove & Plant Trees		7,351.00
36	1620	PS Business Interiors	6/15/2005	38807	PS-2nd Final	05.403.4820	Furniture - Final		1,642.50
37	0531	Topp Portable Air	6/21/2005	38912	30273	05.403.4820	3 mobile coolers		2,346.00
38	0535	Shelly Moving &	7/6/2005	38993	L17825	05.403.4820	Moving from 301 to 130		29,390.00
39	1098	Architectural Concepts, LLC	7/6/2005	38943	4835	05.403.4820	Services - May 05 - 05-054	Building Construction / Impr.	1,430.00
40	1098	Architectural Concepts, LLC	7/6/2005	38943	4851	05.403.4820	Services - May 05 - 04-168	Building Construction / Impr.	44,201.22
41	1623	Valley Forge Security Center	7/11/2005	39072	95990	05.403.4820	Keys, Locks - 130 RC		927.40
42	1623	Valley Forge Security Center	7/11/2005	39072	095989	05.403.4820	Lock - 130 RC		24.50
43	896	Glenmoore Glass Co., Inc.	7/13/2005	39025	4557	05.403.4820	Sliding Glass - 130 RC (temp. bldg?)		995.00
44	1620	PS Business Interiors	7/13/2005	39050	065843	05.403.4820	Furniture - 3 Files		445.00
45	1636	Denron Sign Company	7/15/2005	39080	DSC 7/15/05	05.403.4820	Deposit - Signage Temp. Building		3,714.00
46	1623	Valley Forge Security Center	7/18/2005	39161	096640	05.403.4820	Cylinder Rekey, Keys		291.00
47	395	Xerox Corporation	7/19/2005	39166	191718793	05.403.4820	Move Copier - 130		353.00
48	1636	Denron Sign Company	8/2/2005	39260	9967	01.403.4250	"We've Moved" Sign		165.00
49	1640	PX: Direct Jail P...	8/2/2005	39293	4864	05.403.4820	2 Holding Cells		28,440.00
50	1098	Architectural Concepts, LLC	8/3/2005	39247	4872	05.403.4820	Services - June 05 - 04-168	Building Construction / Impr.	42,565.71
51	0000	Supercircuits, I	8/8/2005	39370	34521	05.403.4820	Cables - surveillance		361.28
52	1617	Inter-Tel Technologies, Inc	8/10/2005	39336	1619900	01.403.4220	Telephones - 301 to 130		4,515.00
53	706	D.O.E. Technology	8/17/2005	39393	IVC01419	05.403.4820	Install Recorders 911		1,195.00
54	1237	Schultz Demolition, Inc.	8/17/2005	39422	0803	05.403.4820	Demolition (B-05-002)		9,675.00
55	1237	Schultz Demolition, Inc.	8/17/2005	39422	0802	05.403.4820	Demolition (B-05-002)		138,500.00
56	737	Acme Newspapers	8/22/2005	39435	00144035	05.403.4820	Construction Project	Misc - Admin.	342.78
57	1620	PS Business Interiors	8/31/2005	39495	066084	01.416.4250	Furniture - 2 Chairs		150.00
58	0535	Shelly Moving &	9/14/2005	39638	L17826	05.403.4820	Follow-up Work		1,522.50
59	1098	Architectural Concepts, LLC	9/21/2005	39658	4979	05.403.4820	Services - July 05 - 04-168	Building Construction / Impr.	72,028.19
60	0000	R.H. Reinhardt	10/4/2005	39790	6991	05.403.4820	Door-Boardroom, walls, doors		3,593.75
61	1636	Denron Sign Company	10/4/2005	36797	10175	05.403.4820	3 Signs - Final Payment		3,714.00
62	1098	Architectural Concepts, LLC	10/5/2005	39757	4990	05.403.4820	Services - August 05 - 04-168	Building Construction / Impr.	98,810.04
63	0000	R.H. Reinhardt	10/18/2005	39902	7030	05.403.4820	Door-Boardroom, walls, doors		225.00
64	1098	Architectural Concepts, LLC	10/26/2005	39926	5049	05.403.4820	Services - Sept 05 - 04-168	Building Construction / Impr.	72,447.00
65	1098	Architectural Concepts, LLC	11/30/2005	40202	5135	05.403.4820	Services - October 05 - 04-168	Building Construction / Impr.	17,137.24
66	1735	Cagley Harman &...	12/6/2005	40258	205003	05.403.4820	Parking Study		1,761.03
67	1098	Architectural Concepts, LLC	12/28/2005	40431	5200	05.403.4820	Services - November 05 - 04-168	Building Construction / Impr.	11,428.48
68	1539	Jimm Scannell	12/28/2005	40451	JS-Final-RMC	05.403.4820	Crofford Bust - Final		3,500.00
69	1098	Architectural Concepts, LLC	2/1/2006	40668	5249	05.403.4820	Services - 04-168	Building Construction / Impr.	1,887.25
70	1098	Architectural Concepts, LLC	2/1/2006	40668	5222	05.403.4820	Services - December - 04-168	Building Construction / Impr.	7,549.92
71	1098	Architectural Concepts, LLC	3/1/2006	40911	5295	05.403.4820	Services -	Building Construction / Impr.	15,322.64
72	1098	Architectural Concepts, LLC	3/15/2006	41080	5325	05.403.4820	Services - February - 04-168	Building Construction / Impr.	15,088.79
73	1776	Safeco Surety, Kirk Austi...	3/15/2006	41093	B-05-008 #1	05.403.4820	B-05-008 #1		73,949.00
74	1780	Delaware County	3/21/2006	41142	MEA02-083 CW	05.403.4820	Permit Fees		250.00
75	1781	Delaware County	3/21/2006	41143	CD-MEA02-083	05.403.4820	Permit Fee		300.00
76	1782	Richard F. Bondurant, LLC	3/29/2006	41205	B-05-011 #1	05.403.4820	B-05-011 #1		19,738.82
77	039	Brokerage Professionals	4/12/2006	41324	31585	05.403.4820	Builders Rick - New BRI...	Misc - Admin.	23,408.00
78	1098	Architectural Concepts, LLC	4/26/2006	41459	5414	05.403.4820	Services - March - 04-168	Building Construction / Impr.	31,381.30
79	169	Mayfield Gardens	5/3/2006	41526	04-168 #1	05.403.4820	Landscaping - #1 (04-168)		1,800.00
80	1776	Safeco Surety, Kirk Austi...	5/3/2006	41514	B-05-008 #2	05.403.4820	B-05-008 #2		43,200.00
81	1782	Richard F. Bondurant, LLC	5/3/2006	41510	B-05-011 #2	05.403.4820	B-05-011 #2		6,277.50
82	1776	Safeco Surety, Kirk Austi...	5/10/2006	41575	B-05-008 #3	05.403.4820	B-05-008 #3		110,700.00
83	1805	Electri-Tech, Inc.	5/10/2006	41571	B - 05-010 #1	05.403.4820	B - 05-010 #1		35,482.50
84	1806	Worth & Company, Inc.	5/10/2006	41627	B-05-009 #1	05.403.4820	HVAC: B-05-009 #1		21,411.00
85	1098	Architectural Concepts, LLC	5/24/2006	41687	5504	05.403.4820	Services - April - 04-168	Building Construction / Impr.	16,509.57
86	1098	Architectural Concepts, LLC	6/14/2006	41861	5521	05.403.4820	Services - May - 04-168	Building Construction / Impr.	14,048.17
87	1776	Safeco Surety, Kirk Austi...	6/14/2006	41873	B-05-008 #4	05.403.4820	B-05-008 #4		396,538.20
88	1782	Richard F. Bondurant, LLC	6/14/2006	41863	B-05-011 #3	05.403.4820	B-05-011 #3 Plumbing		79,200.00
89	1806	Worth & Company, Inc.	6/14/2006	41918	B-05-009 #2	05.403.4820	HVAC: B-05-009 #2		3,159.00
90	1805	Electri-Tech, Inc.	6/28/2006	42017	B - 05-010 #2	05.403.4820	B - 05-010 #2		17,100.00
91	1776	Safeco Surety, Kirk Austi...	7/6/2006	42237	B-05-008 #5	05.403.4820	B-05-008 #5		328,950.33
92	1805	Electri-Tech, Inc.	7/19/2006	42173	B - 05-010 #3	05.403.4820	B - 05-010 #3		111,600.00
93	1806	Worth & Company, Inc.	7/19/2006	42220	B-05-009 #3	05.403.4820	HVAC: B-05-009 #3		4,738.50
94	1098	Architectural Concepts, LLC	7/26/2006	42224	5609	05.403.4820	Services - June - 04-168	Building Construction / Impr.	11,357.13

Line	Vendor Information			Payment Information			Description	Expense Category	Subtotal
	Number	Name	Date	Check #	Invoice #	Account #			
95	0000	PECO Energy Corp.	8/1/2006	42301	10%Dep 8/06	05.403.4820	Upgrade Dep. - Twp Bldg.		2,270.54
96	1805	Electri-Tech, Inc.	8/23/2006	42445	B - 05-010 #4	05.403.4820	B - 05-010 #4		41,400.00
97	1806	Worth & Company, Inc.	8/23/2006	42473	B-05-009 #4	05.403.4820	HVAC: B-05-009 #4		3,159.00
98	1098	Architectural Concepts, LLC	8/30/2006	42477	5673	05.403.4820	Services - Legal - 06-067	Building Construction / Impr.	1,733.58
99	1776	Safeco Surety, Kirk Austi...	8/30/2006	42492	B-05-008 #6	05.403.4820	B-05-008 #6		340,151.40
100	178	Hardware Plus II, Inc	9/11/2006	42582	95016	05.403.4820	Hard Hats		70.00
101	1098	Architectural Concepts, LLC	9/13/2006	42566	5682	05.403.4820	Services - July - 04-168	Building Construction / Impr.	12,616.14
102	1805	Electri-Tech, Inc.	9/13/2006	42575	B - 05-010 #5	05.403.4820	B - 05-010 #5		17,190.00
103	1888	W. Kramer Associates, Inc.	9/13/2006	42619	5373	05.403.4820	Heat Pumps #06-100		13,950.00
104	1776	Safeco Surety, Kirk Austi...	9/20/2006	42637	B-05-008 #7	05.403.4820	B-05-008 #7		468,621.90
105	1782	Richard F. Bondurant, LLC	9/20/2006	42628	B-05-011 #4	05.403.4820	B-05-011 #4		28,755.00
106	1098	Architectural Concepts, LLC	9/27/2006	42675	5690	05.403.4820	Services - August - 04-168	Building Construction / Impr.	23,988.05
107	878	Joe Bucciarelli Inc.	10/4/2006	42734	385	05.403.4820	Access Ramps		20,650.00
108	1895	Melrose Technologies	10/4/2006	42765	10716	05.403.4820	Truck Lift - #B-06-003		14,389.00
109	1776	Safeco Surety, Kirk Austi...	10/18/2006	42854	B-05-008 #8	05.403.4820	B-05-008 #8		524,018.76
110	1776	Safeco Surety, Kirk Austi...	10/18/2006	42854	GC-003	05.403.4820	GC-003 04-168		197,311.05
111	1782	Richard F. Bondurant, LLC	10/18/2006	42847	PL-001	05.403.4820	PL-001 - 04-168		13,093.77
112	1782	Richard F. Bondurant, LLC	10/18/2006	42847	B-05-011 #5	05.403.4820	B-05-011 #5		25,716.74
113	1805	Electri-Tech, Inc.	10/18/2006	42852	B - 05-010 #6	05.403.4820	B - 05-010 #6		27,450.00
114	1806	Worth & Company, Inc.	10/18/2006	42881	B-05-009 #5	05.403.4820	HVAC: B-05-009 #5		3,159.00
115	1098	Architectural Concepts, LLC	11/1/2006	42958	5810	05.403.4820	Verizon Line - 04-168	Building Construction / Impr.	61,710.00
116	1098	Architectural Concepts, LLC	11/1/2006	42958	5793	05.403.4820	Services - September - 04-168	Building Construction / Impr.	16,967.34
117	1620	PS Business Interiors	11/1/2006	43007	068343	01.429.4240	Furniture - 2 Lateral Files		580.00
118	1776	Safeco Surety, Kirk Austi...	11/15/2006	43101	B-05-008 #9	05.403.4820	B-05-008 #9		165,075.75
119	1782	Richard F. Bondurant, LLC	11/15/2006	43093	B-05-011 #6	05.403.4820	B-05-011 #6		21,795.52
120	1805	Electri-Tech, Inc.	11/15/2006	43100	B - 05-010 #7	05.403.4820	B - 05-010 #7		39,060.00
121	1806	Worth & Company, Inc.	11/15/2006	43132	B-05-009 #6	05.403.4820	HVAC: B-05-009 #6		6,759.00
122	1098	Architectural Concepts, LLC	11/22/2006	43139	5834	05.403.4820	Services - October - 04-168	Building Construction / Impr.	15,756.67
123	878	Joe Bucciarelli Inc.	12/16/2006	43362	399	05.403.4820	Sidewalks: B-06-007		7,855.00
124	060	Concetta R. Clay	12/18/2006	43364	CRC 12/18/06	05.403.4820	NYC Furniture		38.00
125	1776	Safeco Surety, Kirk Austi...	12/27/2006	43418	B-05-008 #10	05.403.4820	B-05-008 #10		853,249.72
126	1782	Richard F. Bondurant, LLC	12/27/2006	43410	B-05-011 #7	05.403.4820	B-05-011 #7		12,272.04
127	1805	Electri-Tech, Inc.	12/27/2006	43415	B - 05-010 #8	05.403.4820	B - 05-010 #8		90,450.00
128	1806	Worth & Company, Inc.	12/27/2006	43443	B-05-009 #7	05.403.4820	HVAC: B-05-009 #7		53,949.15
129	1098	Architectural Concepts, LLC	1/3/2007	43446	5927	05.403.4820	Services - November - 04-168	Building Construction / Impr.	21,239.39
130	1098	Architectural Concepts, LLC	1/24/2007	43586	5974	05.403.4820	Services - December - 04-168	Building Construction / Impr.	17,886.05
131	1776	Safeco Surety, Kirk Austi...	1/24/2007	43603	B-05-008 #11	05.403.4820	B-05-008 #11		760,172.85
132	1782	Richard F. Bondurant, LLC	1/24/2007	43589	B-05-011 #8	05.403.4820	B-05-011 #8		19,339.09
133	1805	Electri-Tech, Inc.	1/24/2007	43599	B - 05-010 #9	05.403.4820	B - 05-010 #9		117,000.00
134	1806	Worth & Company, Inc.	1/24/2007	43638	B-05-009 #8	05.403.4820	HVAC: B-05-009 #8		21,332.25
135	1782	Richard F. Bondurant, LLC	2/26/2007	43888	B-05-011 #9	05.403.4820	B-05-011 #9		50,727.53
136	1098	Architectural Concepts, LLC	2/28/2007	43885	6030	05.403.4820	Services - January - 04-168	Building Construction / Impr.	16,605.06
137	1776	Safeco Surety, Kirk Austi...	2/28/2007	43904	B-05-008 #12	05.403.4820	B-05-008 #12		331,200.00
138	1805	Electri-Tech, Inc.	2/28/2007	43899	B - 05-010 #10	05.403.4820	B - 05-010 #10		43,380.00
139	1806	Worth & Company, Inc.	2/28/2007	43965	B-05-009 #9	05.403.4820	HVAC: B-05-009 #9		211,896.45
140	1782	Richard F. Bondurant, LLC	3/28/2007	44320	B-05-011 #10	05.403.4820	B-05-011 #10		55,476.55
141	1805	Electri-Tech, Inc.	3/28/2007	44336	B - 05-010 #11	05.403.4820	B - 05-010 #11		129,312.90
142	1806	Worth & Company, Inc.	3/28/2007	44383	B-05-009 #10	05.403.4820	HVAC: B-05-009 #10		125,112.06
143	1955	Affordable Fire Protection, Inc.	3/28/2007	44315	B-05-012#1	05.403.4820	B-05-012 #1	Building Construction / Impr.	5,850.00
144	1955	Affordable Fire Protection, Inc.	3/28/2007	44315	B-05-012#2	05.403.4820	B-05-012 #2	Building Construction / Impr.	13,050.00
145	1776	Safeco Surety, Kirk Austi...	4/2/2007	44385	FHC#13	05.403.4820	B-05-008 #13		689,212.69
146	1098	Architectural Concepts, LLC	4/4/2007	44389	6074	05.403.4820	Services - February - 04-168	Building Construction / Impr.	21,530.46
147	1617	Inter-Tel Technologies, Inc	4/4/2007	44410	50% 130-301	05.403.4820	50% Dep Move 130 to 301		1,701.00
148	1617	Inter-Tel Technologies, Inc	4/4/2007	44410	30% Cablg 301	05.403.4820	30% Cabling - 301		14,524.86
149	1776	Safeco Surety, Kirk Austi...	4/18/2007	44584	B-05-008 #14	05.403.4820	B-05-008 #14		436,949.99
150	1782	Richard F. Bondurant, LLC	4/18/2007	44540	B-05-011 #11	05.403.4820	B-05-011 #11		38,264.57
151	1805	Electri-Tech, Inc.	4/18/2007	44549	B - 05-010 #12	05.403.4820	B - 05-010 #12		133,140.30
152	1806	Worth & Company, Inc.	4/18/2007	44599	B-05-009 #11	05.403.4820	HVAC: B-05-009 #11		82,959.75
153	1955	Affordable Fire Protection, Inc.	4/18/2007	44536	B-05-012#3	05.403.4820	B-05-012 #3	Building Construction / Impr.	94,410.00
154	1623	Valley Forge Security Center	4/25/2007	44665	717734	05.403.4820	Security Cameras - 20% Deposit		24,512.90
155	1098	Architectural Concepts, LLC	5/2/2007	44673	6156	05.403.4820	Services - March - 04-168	Building Construction / Impr.	19,776.18
156	1776	Safeco Surety, Kirk Austi...	5/16/2007	44853	B-05-008 #15	05.403.4820	B-05-008 #15		258,801.40

Line	Vendor Information			Payment Information			Description	Expense Category	Subtotal
	Number	Name	Date	Check #	Invoice #	Account #			
157	1782	Richard F. Bondurant, LLC	5/16/2007	44798	B-05-011 #12	05.403.4820	B-05-011 #12		45,216.20
158	1805	Electri-Tech, Inc.	5/16/2007	44807	B - 05-010 #13	05.403.4820	B - 05-010 #13		59,850.00
159	1806	Worth & Company, Inc.	5/16/2007	44869	B-05-009 #12	05.403.4820	HVAC: B-05-009 #12		188,520.80
160	1955	Affordable Fire Protection, Inc.	5/16/2007	44787	B-05-012#4	05.403.4820	B-05-012 #4	Building Construction / Impr.	23,130.00
161	1951	Cenero LLC	5/30/2007	44930	98072	05.403.4820	50% Deposit - Audio / Visual System		131,088.00
162	1098	Architectural Concepts, LLC	6/6/2007	44959	6199	05.403.4820	Services - April - 04-168	Building Construction / Impr.	26,152.79
163	1776	Safeco Surety, Kirk Austi...	6/20/2007	45179	B-05-008 #16	05.403.4820	B-05-008 #16		306,398.60
164	1782	Richard F. Bondurant, LLC	6/20/2007	45126	B-05-011 #13	05.403.4820	B-05-011 #13		50,023.96
165	1805	Electri-Tech, Inc.	6/20/2007	45136	B - 05-010 #14	05.403.4820	B - 05-010 #14		123,717.55
166	1806	Worth & Company, Inc.	6/20/2007	45186	B-05-009 #13	05.403.4820	HVAC: B-05-009 #13		58,752.18
167	1955	Affordable Fire Protection, Inc.	6/20/2007	45119	B-05-012#5	05.403.4820	B-05-012 #5	Building Construction / Impr.	27,742.50
168	1776	Safeco Surety, Kirk Austi...	7/25/2007	45493	B-05-008 #17	05.403.4820	B-05-008 #17		402,130.80
169	1782	Richard F. Bondurant, LLC	7/25/2007	45439	B-05-011 #14	05.403.4820	B-05-011 #14		7,362.50
170	1805	Electri-Tech, Inc.	7/25/2007	45452	B - 05-010 #15	05.403.4820	B - 05-010 #15		47,133.30
171	1806	Worth & Company, Inc.	7/25/2007	45504	B-05-009 #14	05.403.4820	HVAC: B-05-009 #14		141,858.80
172	1955	Affordable Fire Protection, Inc.	7/25/2007	45430	B-05-012#6	05.403.4820	B-05-012 #6	Building Construction / Impr.	945.00
173	1098	Architectural Concepts, LLC	8/8/2007	45520	6294	05.403.4820	June 2007 Services	Building Construction / Impr.	26,298.50
174	1098	Architectural Concepts, LLC	8/8/2007	45519	6281	05.403.4820	May 2007 Services	Building Construction / Impr.	36,294.25
175	1623	Valley Forge Security Center	8/15/2007	45683	721733	05.403.4820	Security Cameras - Progress Payment		12,500.00
176	1776	Safeco Surety, Kirk Austi...	8/22/2007	4575	B-05-008 #18	05.403.4820	B-05-008 #18		261,450.00
177	1782	Richard F. Bondurant, LLC	8/22/2007	45695	B-05-011 #15	05.403.4820	B-05-011 #15		16,569.29
178	1805	Electri-Tech, Inc.	8/22/2007	45709	B - 05-010 #16	05.403.4820	B - 05-010 #16		102,365.35
179	1806	Worth & Company, Inc.	8/22/2007	45732	B-05-009 #15	05.403.4820	HVAC: B-05-009 #15		70,453.85
180	1955	Affordable Fire Protection, Inc.	8/22/2007	45693	B-05-012#7	05.403.4820	B-05-012 #7	Building Construction / Impr.	2,790.00
181	2014	Mayline Group	8/29/2007	45760	02-563011	05.403.4820	Plan Files w/ Base		5,805.98
182	039	Brokerage Professionals	9/5/2007	45784	312341	05.403.4820	Builders Rick - New BRI...	Misc - Admin.	3,875.00
183	1098	Architectural Concepts, LLC	9/12/2007	45823	6371	05.403.4820	Services - July 2007	Building Construction / Impr.	20,319.12
184	946	Knoll, Inc.	9/25/2007	45952	2432903	05.403.4820	Furniture: 1st Floor (PO#3159)		69,682.95
185	1022	Tiger Direct	9/25/2007	45999	193556480101	05.403.4820	Port Switches		2,054.56
186	1022	Tiger Direct	9/25/2007	45999	193699490101	05.403.4820	Patch Panels / Network		303.72
187	1776	Safeco Surety, Kirk Austi...	9/25/2007	45984	B-05-008 #19	05.403.4820	B-05-008 #19		755,362.15
188	1782	Richard F. Bondurant, LLC	9/25/2007	45919	B-05-011 #16	05.403.4820	B-05-011 #16		32,648.61
189	1805	Electri-Tech, Inc.	9/25/2007	45931	B - 05-010 #17	05.403.4820	B - 05-010 #17		87,135.90
190	1806	Worth & Company, Inc.	9/25/2007	46003	B-05-009 #16	05.403.4820	HVAC: B-05-009 #16		66,293.03
191	1955	Affordable Fire Protection, Inc.	9/25/2007	45910	B-05-012#8	05.403.4820	B-05-012 #8	Building Construction / Impr.	14,782.50
192	2056	Paoli Furniture	9/25/2007	45971	465735	05.403.4820	Furniture - 29 Chairs / 31 ...		12,540.12
193	2058	Monoprince	9/25/2007	45965	254069...	05.403.4820	Cable Mgmt Supplies		461.71
194	2058	Monoprince	9/25/2007	45965	049589...	05.403.4820	Patch Cables PCS / DATA		918.49
195	2060	Berco, Inc	9/25/2007	45918	112550	05.403.4820	New Furniture	Furnishings	8,547.84
196	1022	Tiger Direct	10/3/2007	46042	P89383370103	05.403.4820	Wire Shelving		272.49
197	1022	Tiger Direct	10/3/2007	46042	P89383370101	05.403.4820	12 Nexel Wire Shelf		567.48
198	1098	Architectural Concepts, LLC	10/3/2007	46008	6425	05.403.4820	Services - August 2007	Building Construction / Impr.	17,065.00
199	1623	Valley Forge Security Center	10/3/2007	46044	723184	05.403.4820	Security Cameras - Progress Pmt.		15,000.00
200	2062	Versteel	10/3/2007	46047	149673	05.403.4820	Furniture - PO#31590		13,078.91
201	946	Knoll, Inc.	10/10/2007	46081	2437283	05.403.4820	Furniture: 1st Floor Station (PO#31596)		34,682.33
202	946	Knoll, Inc.	10/10/2007	46081	2437284	05.403.4820	Furniture: 1st Floor Office (PO#31596)		18,816.86
203	946	Knoll, Inc.	10/10/2007	46081	2437285	05.403.4820	Furniture: Room 203		2,377.31
204	2067	Officenter, Inc.	10/10/2007	46099	027235	05.403.4820	Fabric for Furniture (PO#31587)		8,878.11
205	2069	Global	10/10/2007	46072	003546398	05.403.4820	Tables		1,137.90
206	007	A. O. E.	10/19/2007	46122	124842	05.403.4820	Outdoor benches	Furnishings	16,783.80
207	946	Knoll, Inc.	10/19/2007	46081	2444965	05.403.4820	Furniture: Work Surfaces		4,092.75
208	946	Knoll, Inc.	10/19/2007	46153	2444963	05.403.4820	Furniture: Work Surfaces		5,561.92
209	946	Knoll, Inc.	10/19/2007	46153	2451909	05.403.4820	Furniture: Task Lights		169.00
210	946	Knoll, Inc.	10/19/2007	46153	2446385	05.403.4820	Furniture: Privacy Screen		288.60
211	946	Knoll, Inc.	10/19/2007	46153	2444968	05.403.4820	Furniture: Work Surfaces		1,106.29
212	946	Knoll, Inc.	10/19/2007	46153	440183	05.403.4820	Furniture: Panels / Dividers		29,051.96
213	946	Knoll, Inc.	10/19/2007	46153	2444966	05.403.4820	Furniture: Work Surfaces		504.06
214	946	Knoll, Inc.	10/19/2007	46153	2440181	05.403.4820	Furniture: Panels / Cabinets		38,585.93
215	946	Knoll, Inc.	10/19/2007	46153	2444964	05.403.4820	Furniture: Work Surfaces		9,649.81
216	946	Knoll, Inc.	10/19/2007	46153	2437955	05.403.4820	Furniture: Cabinets / Base		75,498.00
217	946	Knoll, Inc.	10/19/2007	46153	2444967	05.403.4820	Countertops		9,571.48
218	946	Knoll, Inc.	10/19/2007	46153	2440185	05.403.4820	Privacy Screens		391.62
219	2015	Quaker Furniture, Inc.	10/19/2007	46178	106763	05.403.4820	Furniture - Tables		6,527.40
220	2072	The Gunlocke Company	10/19/2007	46191	509950	05.403.4820	Furniture - Exeutive Furniture		56,294.96
221	2073	Allsteel Inc.	10/19/2007	46124	515120	05.403.4820	Desk Chairs	Furnishings	35,816.35

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222	2074	Greater Plymouth	10/19/2007	46145	1154	05.403.4820	Equipment / New Building		4,200.00
223	169	Mayfield Gardens	10/24/2007	46210	04-168 #2	05.403.4820	Landscaping - #2 (04-168)		27,652.00
224	1098	Architectural Concepts, LLC	10/24/2007	46207	6491	05.403.4820	Services - September 2007	Building Construction / Impr.	17,555.77
225	1776	Safeco Surety, Kirk Austi...	10/24/2007	46211	B-05-008 #20	05.403.4820	B-05-008 #20		594,700.00
226	1782	Richard F. Bondurant, LLC	10/24/2007	46208	B-05-011 #17	05.403.4820	B-05-011 #17		18,998.28
227	1805	Electri-Tech, Inc.	10/24/2007	46209	B-05-010 #18	05.403.4820	B-05-010 #18		54,530.00
228	1806	Worth & Company, Inc.	10/24/2007	46212	B-05-009 #17	05.403.4820	HVAC: B-05-009 #17		36,647.40
229	1561	AJ Antonini	10/31/2007	46215	AJA 102907	05.403.4820	Truck Rental	Misc - Admin.	252.92
230	169	Mayfield Gardens	11/7/2007	46304	901722	05.403.4820	Landscaping - Building		2,925.00
231	0535	Shelly Moving &	11/7/2007	46323	L20709	05.403.4820	Moving Services		20,449.00
232	2072	The Gunlocke Company	11/7/2007	46329	544322	05.403.4820	Furniture - Conf. Tables / Credenzas		60,393.10
233	946	Knoll, Inc.	11/16/2007	46385	2460542	05.403.4820	Cubicle Doors (x2)		2,457.64
234	1617	Inter-Tel Technologies, Inc	11/16/2007	46377	3487997	05.403.4820	New Building Telephones		1,701.00
235	1617	Inter-Tel Technologies, Inc	11/16/2007	46377	3488008	05.403.4820	New Building Telephones		33,891.34
236	1617	Inter-Tel Technologies, Inc	11/16/2007	46377	2488056	05.403.4820	New Building Telephones		2,166.00
237	1617	Inter-Tel Technologies, Inc	11/16/2007	46377	2488072	05.403.4820	New Building Telephones		9,326.40
238	1617	Inter-Tel Technologies, Inc	11/16/2007	46377	2488055	05.403.4820	New Building Telephones		5,001.80
239	1623	Valley Forge Security Center	11/16/2007	46434	M118	05.403.4820	Security Cameras - Progress Pmt.		20,000.00
240	2089	Stylex, Inc.	11/16/2007	46426	652314	05.403.4820	Furniture - Leather Fabricator		10,626.40
241	2089	Stylex, Inc.	11/16/2007	46426	652313	05.403.4820	Furniture - Installation Charges		2,300.00
242	2089	Stylex, Inc.	11/16/2007	46426	652306	05.403.4820	Furniture - Stackers		7,753.00
243	2089	Stylex, Inc.	11/16/2007	46426	652275	05.403.4820	Furniture - Conf / Boardroom		87,026.00
244	2093	Mohawk Title & Marble	11/16/2007	46400	02-3043	05.403.4820	Pedestal - New Building		2,700.00
245	0535	Shelly Moving &	11/27/2007	46510	L21181	05.403.4820	Move Equipment 10/16		1,365.00
246	1589	Line Systems Inc.	11/27/2007	46476	16202071115	05.403.4820	Building - Move Phones		2,635.00
247	1636	Denron Sign Company	11/27/2007	46457	DSC 11/19/07	05.403.4820	Deposit - Outside Sign		3,585.00
248	1640	PX: Direct Jail P...	11/27/2007	46500	6822	05.403.4820	Move Jail Cells - New Building		4,250.00
249	2067	Officenter, Inc.	11/27/2007	46489	027390	05.403.4820	Clocks / Coat Hooks		1,176.03
250	2067	Officenter, Inc.	11/27/2007	46489	027389	05.403.4820	Sofas / Chairs - New Building		25,025.43
251	2097	Gym Source	11/27/2007	46464	834125	05.403.4820	Equipment - New Building		9,201.70
252	304	Radio Maintenance Inc.	12/5/2007	46560	65455	05.403.4820	Move Radio Base - New Building		10,445.84
253	706	D.O.E. Technology	12/5/2007	46534	IVC03804	05.403.4820	Relocate Voice Recorder		3,243.00
254	1623	Valley Forge Security Center	12/17/2007	46646	725303	05.403.4820	Security Cameras - Progress Pmt.		29,013.00
255	1776	Safeco Surety, Kirk Austi...	12/17/2007	46638	B-05-008 #21	05.403.4820	B-05-008 #21		392,897.22
256	1805	Electri-Tech, Inc.	12/17/2007	46600	B-05-010 #19	05.403.4820	B-05-010 #19		6,175.00
257	1806	Worth & Company, Inc.	12/17/2007	46651	B-05-009 #18	05.403.4820	HVAC: B-05-009 #18		43,175.60
258	1955	Affordable Fire Protection, Inc.	12/17/2007	46580	B-05-012#9	05.403.4820	B-05-012 #9	Building Construction / Impr.	3,600.00
259	2067	Officenter, Inc.	12/27/2007	46705	027440	05.403.4820	New Building Interior Sign		21,899.95
260	2072	The Gunlocke Company	12/27/2007	46726	628538	05.403.4820	Furniture - Table		503.26
261	1951	Cenero LLC	1/10/2008	46746	99838	05.403.4820	25% Progress Pmt - A/V System		65,544.00
262	1636	Denron Sign Company	1/14/2008	46779	12946	05.403.4820	Bl. Directional Signs		3,255.00
263	1098	Architectural Concepts, LLC	1/17/2008	46785	6620	05.403.4820	Services - November 2007	Building Construction / Impr.	13,938.16
264	2067	Officenter, Inc.	1/17/2008	46835	10110-0	05.403.4820	Lounge Chair		1,065.60
265	169	Mayfield Gardens	1/25/2008	46897	04-168 #3	05.403.4820	Landscaping - #3 (04-168)		21,592.00
266	169	Mayfield Gardens	1/25/2008	46897	04-168 #4	05.403.4820	Landscaping - #4 (04-168)		4,538.00
267	1098	Architectural Concepts, LLC	1/25/2008	46870	6553	05.403.4820	Services - October 2007	Building Construction / Impr.	32,535.47
268	1098	Architectural Concepts, LLC	1/31/2008	46937	6667	05.403.4820	Services - December - 04-168	Building Construction / Impr.	5,408.45
269	2067	Officenter, Inc.	1/31/2008	46988	10421-0	05.403.4820	Directory Header Inser...		241.50
270	946	Knoll, Inc.	2/7/2008	47077	2509445	05.403.4820	Furniture		602.00
271	946	Knoll, Inc.	2/7/2008	47077	2509449	05.403.4820	Furniture		66,375.00
272	946	Knoll, Inc.	2/7/2008	47077	2520699	05.403.4820	Furniture		1,554.13
273	1776	Safeco Surety, Kirk Austi...	2/7/2008	47113	B-05-008 #22	05.403.4820	B-05-008 #22		168,335.06
274	1782	Richard F. Bondurant, LLC	2/7/2008	47035	B-05-011 #18	05.403.4820	B-05-011 #18		27,780.42
275	1805	Electri-Tech, Inc.	2/7/2008	47055	B-05-010 #20	05.403.4820	B-05-010 #20		144,204.92
276	1806	Worth & Company, Inc.	2/7/2008	47130	B-05-009 #19	05.403.4820	HVAC: B-05-009 #19		7,179.62
277	1955	Affordable Fire Protection, Inc.	2/7/2008	47028	B-05-012#10	05.403.4820	B-05-012 #10	Building Construction / Impr.	3,600.00
278	873	Advanced Office	2/20/2008	47133	127023	05.403.4820	Room 204 Storage Closet	Building Construction / Impr.	462.54
279	946	Knoll, Inc.	2/21/2008	47182	2530361	05.403.4820	Furniture		10,897.75
280	2074	Greater Plymouth	2/21/2008	47169	1158	05.403.4820	Add'l Equipment Building		700.00
281	2161	The Area Rug	3/6/2008	47293	TAR 2/28/08	05.403.4820	Carpet Police Roll Call		2,900.00
282	1636	Denron Sign Company	3/16/2008	47335	13124	05.403.4820	Vinyl Lettering - Entrance		330.00
283	946	Knoll, Inc.	3/17/2008	47376	2537869	05.403.4820	Installation GSA		2,414.56
284	1789	M. J. Electric	3/17/2008	47386	67610-003-14	05.403.4820	Lighting - Upgrade Clyde/Runnymed		-
285	1806	Worth & Company, Inc.	4/4/2008	47680	B-05-009 #20	05.403.4820	HVAC: B-05-009 #20		14,764.12
286	2067	Officenter, Inc.	4/4/2008	47634	10110-0	05.403.4820	Min. Order Charge		100.00
287	1098	Architectural Concepts, LLC	4/18/2008	47690	6767	05.403.4820	Services - February - 04-168	Building Construction / Impr.	5,854.43
288	1098	Architectural Concepts, LLC	4/18/2008	47690	6735	05.403.4820	Services - January	Building Construction / Impr.	12,240.93
289	1623	Valley Forge Security Center	4/18/2008	47800	728786	05.403.4820	Security Cameras - Progress Pmt.		17,175.81
290	1623	Valley Forge Security Center	4/18/2008	47800	729069	05.403.4820	Metal Detector		4,362.00
291	2085	County Electric	4/18/2008	47708	168224300	05.403.4820	10 Fixtures - Cornerstone		1,825.40
292	2085	County Electric	4/18/2008	47708	168224301	05.403.4820	20 Lenses - Cornerstone		343.00
293	2085	County Electric	4/18/2008	47708	168224200	05.403.4820	10 Fixtures - Fieldstone		1,700.00
294	1623	Valley Forge Security Center	4/24/2008	47829	728599	05.403.4820	Security Cameras - Final Pmt.		18,229.50
295	1098	Architectural Concepts, LLC	5/2/2008	47841	6823	05.403.4820	Services - March	Building Construction / Impr.	1,449.28
296	1955	Affordable Fire Protection, Inc.	5/2/2008	47835	B-05-012#11	05.403.4820	B-05-012 #11	Building Construction / Impr.	15,986.00
297	2067	Officenter, Inc.	5/2/2008	47931	10107-0	05.403.4820	Fabric - Lounge Chair		380.00
298	1789	M. J. Electric	5/16/2008	48046	78800-009-2	05.403.4820	Lighting Upgrades		5,547.53
299	179	Keith Martin Electrical Contractor	5/19/2008	41849	13179	05.403.4820	TV Wiring for Atrium		1,820.00
300	873	Advanced Office	5/29/2008	41822	128515	05.403.4820	Furniture / Fixtures - Police Dept.	Furnishings	7,627.83
301	1098	Architectural Concepts, LLC	6/11/2008	48197	6902	05.403.4820	Services - April	Building Construction / Impr.	5,863.22
302	1098	Architectural Concepts, LLC	7/11/2008	48446	6936	05.403.4820	Services - May - Design	Building Construction / Impr.	3,212.71

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303	1776	Safeco Surety, Kirk Austi...	7/24/2008	48616	B-05-008 #23	05.403.4820	B-05-008 #23		161,887.88
304	169	Mayfield Gardens	8/7/2008	48741	04-168 #5	05.403.4820	Landscaping - #5 Final (04-168)		1,134.00
305	1098	Architectural Concepts, LLC	8/7/2008	48652	6981	05.403.4820	Services - June - 04-168	Building Construction / Impr.	1,449.35
306	1098	Architectural Concepts, LLC	8/7/2008	49018	7070	05.403.4820	Services - July	Building Construction / Impr.	2,392.86
307	1782	Richard F. Bondurant, LLC	8/7/2008	48666	B-05-011 #19	05.403.4820	B-05-011 #19		10,432.72
308	1955	Affordable Fire Protection, Inc.	8/7/2008	48645	B-05-012#12	05.403.4820	B-05-012 #12 - FINAL	Building Construction / Impr.	4,201.76
309	2289	Purcell Construction	8/21/2008	48884	08-0706	05.403.4820	Studio Acoustical Ceiling		3,133.48
310	873	Advanced Office	9/19/2008	49016	129914	05.403.4820	Bookcase (2) MC Office	Furnishings	925.97
311	1098	Architectural Concepts, LLC	9/19/2008	49208	7132	05.403.4820	Services - August	Building Construction / Impr.	1,040.00
312	1098	Architectural Concepts, LLC	9/19/2008	49418	7207	05.403.4820	Services - September	Building Construction / Impr.	2,080.00
313	1951	Cenero LLC	10/15/2008	49212	101592	05.403.4820	Final Payment - A/V System		65,544.00
314	1951	Cenero LLC	10/16/2008	49212	101408	05.403.4820	Change Orders - A/V System		44,097.01
315	1098	Architectural Concepts, LLC	10/17/2008	49609	7238	05.403.4820	Services - October	Building Construction / Impr.	1,715.11
316	2289	Purcell Construction	11/13/2008	49493	08-1003	05.403.4820	2 Inserts / Railing @ 301		1,098.48
317	2289	Purcell Construction	11/13/2008	49493	08-1004	05.403.4820	Sprinkler Add's - Caucus Room		4,579.30
318	2289	Purcell Construction	11/13/2008	49577	08-1104	05.403.4820	AV Room Sound Panels		4,103.61
319	179	Keith Martin Electrical Contractor	11/28/2008	49560	14184	05.403.4820	Comm. Dev. Window Electric		575.00
320	1098	Architectural Concepts, LLC	1/23/2009	49899	7319	05.403.4820	Services - November	Building Construction / Impr.	130.00
321	1098	Architectural Concepts, LLC	2/24/2009	50223	7337	05.403.4820	Services - December	Building Construction / Impr.	780.00
322	1806	Worth & Company, Inc.	7/20/2009	51702	B-05-009 #21	05.403.4820	HVAC. B-05-009 #21		54,680.31
323	1776	Safeco Surety, Kirk Austi...	3/8/2010	53260	B-05-008 #24	05.403.4820	B-05-008 #24 - FINAL PAYMENT		45,333.00
324	1805	Electri-Tech, Inc.	5/24/2010	53794	B-05-010 #21	05.403.4820	B - 05-010 #21 Final		47,775.28

Capital Expense Total \$ 15,784,936.69

Rental Expenses (Capitalized / Paid for through Debt Proceeds):

1	JV 05-97	Brandywine Realty Company	7/31/2005	JV 05-97	JV 05-97	05.403.4820	JV 05-97		22,500.00
2	JV 05-154	Brandywine Realty Company	11/30/2005	JV 05-154	JV 05-154	05.403.4820	JV 05-154		22,500.00
3	JV 06-8	Brandywine Realty Company	1/31/2006	JV 06-8	JV 06-8	05.403.4820	JV 06-8		22,500.00
4	JV 06-24	Brandywine Realty Company	1/31/2006	JV 06-24	JV 06-24	05.403.4820	JV 06-24		22,500.00
5	JV 06-35	Brandywine Realty Company	3/31/2006	JV 06-35	JV 06-35	05.403.4820	JV 06-35		22,500.00
6	JV 06-52	Brandywine Realty Company	4/30/2006	JV 06-52	JV 06-52	05.403.4820	JV 06-52		22,500.00
7	JV 06-63	Brandywine Realty Company	4/30/2006	JV 06-63	JV 06-63	05.403.4820	JV 06-63		22,500.00
8	JV 06-85	Brandywine Realty Company	6/30/2006	JV 06-85	JV 06-85	05.403.4820	JV 06-85		22,500.00
9	JV 06-98	Brandywine Realty Company	7/31/2006	JV 06-98	JV 06-98	05.403.4820	JV 06-98		22,500.00
10	JV 06-116	Brandywine Realty Company	8/31/2006	JV 06-116	JV 06-116	05.403.4820	JV 06-116		22,500.00
11	JV 06-128	Brandywine Realty Company	9/30/2006	JV 06-128	JV 06-128	05.403.4820	JV 06-128		22,500.00
12	JV 06-150	Brandywine Realty Company	10/31/2006	JV 06-150	JV 06-150	05.403.4820	JV 06-150		22,500.00
13	JV 07-6	Brandywine Realty Company	1/31/2007	JV 07-6	JV 07-6	05.403.4820	JV 07-6		22,500.00
14	JV 07-19	Brandywine Realty Company	2/28/2007	JV 07-19	JV 07-19	05.403.4820	JV 07-19		22,500.00
15	JV 07-31	Brandywine Realty Company	3/31/2007	JV 07-31	JV 07-31	05.403.4820	JV 07-31		22,500.00
16	JV 07-43	Brandywine Realty Company	4/30/2007	JV 07-43	JV 07-43	05.403.4820	JV 07-43		22,500.00
17	JV 07-74	Brandywine Realty Company	5/31/2007	JV 07-74	JV 07-74	05.403.4820	JV 07-74		22,500.00
18	JV 07-94	Brandywine Realty Company	6/30/2007	JV 07-94	JV 07-94	05.403.4820	JV 07-94		22,500.00
19	JV 07-107	Brandywine Realty Company	7/31/2007	JV 07-107	JV 07-107	05.403.4820	JV 07-107		22,500.00
20	JV 07-121	Brandywine Realty Company	8/31/2007	JV 07-121	JV 07-121	05.403.4820	JV 07-121		22,500.00
21	JV 07-142	Brandywine Realty Company	9/30/2007	JV 07-142	JV 07-142	05.403.4820	JV 07-142		22,500.00
22	JV 07-159	Brandywine Realty Company	10/31/2007	JV 07-159	JV 07-159	05.403.4820	JV 07-159		22,500.00

Rental Expense Total \$ 495,000.00

Storage Expenses (Capitalized / Paid through Debt Proceeds)

1	1638	Fred's Trailer R...	7/27/2005	39189	AR85363	05.403.4820	3 Containers - July		225.00
2	1638	Fred's Trailer R...	7/27/2005	39189	AR84963	05.403.4820	Del. Rent - June		690.00
3	1638	Fred's Trailer R...	8/16/2005	39397	AR87639	05.403.4820	3 Containers - August		225.00
4	1638	Fred's Trailer R...	9/13/2005	39586	AR88311	05.403.4820	Repair Containers		210.00
5	1638	Fred's Trailer R...	9/21/2005	39667	AR89422	05.403.4820	3 40' Containers		225.00
6	1638	Fred's Trailer R...	10/25/2005	39933	AR91932	05.403.4820	1 40' Container		75.00
7	1638	Fred's Trailer R...	10/25/2005	39933	AR92482	05.403.4820	1 40' Container		150.00
8	1638	Fred's Trailer R...	11/22/2005	40167	AR94772	05.403.4820	3 Containers		225.00
9	1638	Fred's Trailer R...	12/13/2005	40324	AR97191	05.403.4820	3 Containers		225.00
10	1638	Fred's Trailer R...	1/17/2006	40567	AR99590	05.403.4820	40' Container		75.00
11	1638	Fred's Trailer R...	1/17/2006	40567	AR1000091	05.403.4820	40' Container		150.00
12	1638	Fred's Trailer R...	2/21/2006	40876	AR102285	05.403.4820	3 40' Containers		225.00
13	1638	Fred's Trailer R...	3/20/2006	41150	AR104701	05.403.4820	3 40' Containers		225.00
14	1638	Fred's Trailer R...	4/18/2006	41403	AR107151	05.403.4820	2 40' Containers		150.00
15	1638	Fred's Trailer R...	4/18/2006	41403	AR107574	05.403.4820	1 40' Container		75.00
16	1638	Fred's Trailer R...	5/16/2006	41643	AR109832	05.403.4820	3 40' Containers		225.00
17	1638	Fred's Trailer R...	6/21/2006	41941	AR000766	05.403.4820	3 40' Containers		225.00
18	1638	Fred's Trailer R...	7/18/2006	42177	AR115279	05.403.4820	2 40' Containers		150.00
19	1638	Fred's Trailer R...	7/18/2006	42177	AR114439	05.403.4820	1 40' Container		75.00
20	1638	Fred's Trailer R...	8/15/2006	42405	AR117550	05.403.4820	3 40' Containers		225.00
21	1638	Fred's Trailer R...	9/18/2006	42638	AR009132	05.403.4820	3 40' Containers		225.00
22	1638	Fred's Trailer R...	10/24/2006	42908	AR120704	05.403.4820	1 40' Container		75.00
23	1638	Fred's Trailer R...	10/24/2006	42908	AR121160	05.403.4820	2 40' Containers		150.00
24	1638	Fred's Trailer R...	11/28/2006	43199	AR123016	05.403.4820	3 40' Containers		225.00
25	1638	Fred's Trailer R...	12/18/2006	43373	AR124831	05.403.4820	3 40' Containers		225.00
26	1638	Fred's Trailer R...	1/23/2007	43604	AR127031	05.403.4820	3 40' Containers		225.00
27	1638	Fred's Trailer R...	2/13/2007	43775	AR128699	05.403.4820	3 40' Containers		225.00
28	1638	Fred's Trailer R...	3/13/2007	44192	AR130515	05.403.4820	3 40' Containers		225.00
29	1638	Fred's Trailer R...	4/24/2007	44630	AR132564	05.403.4820	3 40' Containers		225.00
30	1638	Fred's Trailer R...	5/15/2007	45141	AR134252	05.403.4820	3 40' Containers		225.00
31	1638	Fred's Trailer R...	6/20/2007	45141	AR136037	05.403.4820	3 40' Containers		225.00
32	1638	Fred's Trailer R...	7/24/2007	45456	AR138358	05.403.4820	Trailer Rental		225.00
33	1638	Fred's Trailer R...	8/14/2007	45624	AR140152	05.403.4820	Trailer Rental		225.00
34	1638	Fred's Trailer R...	9/25/2007	45934	AR142119	05.403.4820	Storage Rental		225.00
35	1638	Fred's Trailer R...	10/19/2007	46140	AR144115	05.403.4820	Trailer Rental (10/07)		225.00
36	1638	Fred's Trailer R...	11/27/2007	46459	AR146042	05.403.4820	Trailers 11/10 - 12/9		225.00
37	1638	Fred's Trailer R...	12/27/2007	46677	AR148180	05.403.4820	Trailers 12/10 - 1/9/2008		225.00
38	1638	Fred's Trailer R...	3/7/2008	47259	AR152425	05.403.4820	Trailers 1/10 - 1/18 - PICKUP		549.00

Storage Expense Total \$ 8,199.00

GRAND TOTAL \$ 16,288,135.69

Radnor Township

Schedule of Real Estate Millage Changes and Summary of Opportunity Costs from Development and Asset Monetization Opportunities

Year	Millage			Purpose
	Rate	Incr. Δ	Incr.%	
2009	3.0100	-	0.00%	n/a
2010	3.3411	0.3311	11.00%	Funding needed for operating needs
2011	3.6411	0.3000	8.98%	Funding needed for operating needs
2012	3.7511	0.1100	3.02%	Funding needed for operating needs
2013	3.7511	-	0.00%	n/a
2014	3.7511	-	0.00%	n/a
2015	3.7511	-	0.00%	n/a
2016	3.9228	0.1717	4.58%	Specifically fund the repayment of the Library Park Trail bonds

Year	Millage Incr Amt.	Additional Tax Revenue		
		Generated	Cumulative Revenue	
2009	-	\$ -	\$ -	-
2010	0.3311	\$ 1,040,000	\$ 1,040,000	1,040,000
2011	0.3000	\$ 900,000	\$ 1,940,000	1,940,000
2012	0.1100	\$ 430,000	\$ 2,370,000	2,370,000
2013	-	\$ -	\$ 2,370,000	2,370,000
2014	-	\$ -	\$ 2,370,000	2,370,000
2015	-	\$ -	\$ 2,370,000	2,370,000
2016	0.1717	\$ 549,000	\$ 2,919,000	2,919,000

Opportunity Cost of foregone general fund revenues:

BioMed annual tax revenue opportunity cost	\$ 1,317,824	This could have funded OPEB Funding plan, Pension Liab, Capital Funding
BioMed Permit fee revenue opportunity cost	\$ 4,155,000	This could have been invested into pension; reducing annual MMO

Opportunity Cost of foregone Park | Trail funding revenues:

Amount borrowed in 2016 for Parks Trails	\$ 5,700,000	
Less: BioMed Park Impact Fees	\$ (2,000,000)	Estimated park impact fee from development estimate
Less: Cell Tower Initial Term Revenue	\$ (1,800,000)	Initial term only (first 10 years) additional funds from year 11 - 25
Net Funds Needed	<u>\$ 1,900,000</u>	Township could have found other means to address this portion of project

Opportunity Cost of Monetizing Township Assets:

Township Building: The specifics would have to be determined, but the Township could significantly reduce outstanding debt and ongoing maint cost:
 Public Works: The specifics would have to be determined, but opportunity exists to increase tax base while constructing a new, more efficient PW facility
 Senior Center: This is less to do with financail gain versus improving the Wayne Senior Center facility.

RADNOR TOWNSHIP
DISBURSEMENTS SUMMARY
September 12, 2016

The table below summarizes the amount of disbursements made since the last public meeting held on August 15, 2016. As approved by the Board, the Administration is now making weekly accounts payable disbursement batches and publishing those lists on the Township's web site at the following link. Please refer to those files for a detailed listing of the amounts paid by vendor by account code.

Link: <http://www.radnor.com/egov/apps/document/center.egov?path=browse&id=22>

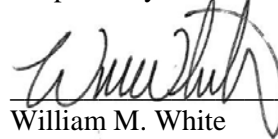
Fund (Fund Number)	2016-8B August 10, 2016	2016-8C August 19, 2016	2016-8D August 26, 2016	2016-9A September 2, 2016	Total
General Fund (01)	291,432.52	133,370.55	167,942.73	139,764.64	\$732,510.44
Sewer Fund (02)	1,099,328.39	3,580.44	19,817.16	3,689.69	1,126,415.68
Liquid Fuels Fund (03)	0.00	308,595.98	0.00	0.00	308,595.98
Storm Sewer Management (04)	45.00	0.00	50.00	2,746.02	2,841.02
Capital Improvement Fund (05)	0.00	119,385.56	952.65	99,029.55	219,367.76
OPEB Fund (08)	125,898.62	80.74	0.00	0.00	125,979.36
Investigation Fund (12)	2,244.00	213.68	0.00	0.00	2,457.68
Police K-9 Fund (17)	110.97	0.00	200.00	0.00	310.97
\$8 Million Settlement Fund (18)	0.00	2,217.36	4,952.65	1,147.50	8,317.51
The Willows Fund (23)	0.00	0.00	5,210.33	370.18	5,580.51
Library Improvement Fund (500)	0.00	36,058.68	129,375.37	1,200.00	166,634.05
Total Accounts Payable Disbursements	\$1,519,059.50	\$603,502.99	328,500.89	247,947.58	\$2,699,010.96
<i>Electronic Disbursements</i>	n/a	n/a	n/a	n/a	1,401,200.00
Grand Total	\$1,519,059.50	\$603,502.99	\$328,500.89	247,947.58	\$4,100,210.96

In addition to the accounts payable checks, the Township also has various electronic payments including payroll, debt service, credit card purchases and fees as well as others from time to time. The attached table reflects all of the electronic payments made since the last public Board meeting as well as those anticipated prior to the next Board meeting.

The Administration has adopted various internal control and processing procedures to insure that amounts obligated are within the budgetary limits established by the Board of Commissioners. Those procedures are monitored on a daily basis by members of the Finance Department and responsible employees of the various departments. The amounts included in the table above have been scrutinized as part of the internal control and processing procedures and have obtained the required approvals prior to disbursement.

If you should have any questions, please contact the Finance Department.

Respectfully Submitted,



William M. White
 Finance Director

ELECTRONICALLY PAID DISBURSEMENT LISTING

Estimated Through September 26, 2016

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Estimated	Various Funds	9/10/2016	8/16 Credit Card Revenue Processing Fees	\$5,000.00 *
Payroll [Bi-Weekly] Transaction - Estimated	01-various	9/8/2016	Salaries and Payroll Taxes - General Fund	\$450,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	9/8/2016	Salaries and Payroll Taxes - Sewer Fund	\$15,000.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	9/8/2016	Salaries and Payroll Taxes - K-9 Fund	\$400.00
Payroll [Bi-Weekly] Transaction - Estimated	01-various	9/22/2016	Salaries and Payroll Taxes - General Fund	\$450,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	9/22/2016	Salaries and Payroll Taxes - Sewer Fund	\$15,000.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	9/22/2016	Salaries and Payroll Taxes - K-9 Fund	\$400.00
Period Total				\$1,401,200.00

Submitted:



* Credit card fees are charged to the Township's accounts on the tenth of the month

<u>Original Estimate</u>			<u>Actual Amount</u>
\$450,000.00	8/11/2016	Salaries and Payroll Taxes - General Fund	\$482,309.15
\$15,000.00	8/11/2016	Salaries and Payroll Taxes - Sewer Fund	\$15,513.21
\$400.00	8/11/2016	Salaries and Payroll Taxes - K-9 Fund	\$135.64
\$465,400.00			\$497,958.00
\$450,000.00	8/25/2016	Salaries and Payroll Taxes - General Fund	\$425,340.76
\$15,000.00	8/25/2016	Salaries and Payroll Taxes - Sewer Fund	\$15,220.90
\$400.00	8/25/2016	Salaries and Payroll Taxes - K-9 Fund	\$946.57
\$465,400.00			\$441,508.23
\$186,839.03	9/1/2016	Police Pension Payroll	\$186,839.03
\$129,240.26	9/1/2016	Civilian Pension Payroll	\$129,240.26
\$316,079.29			\$316,079.29

TOWNSHIP OF RADNOR
Minutes of the Meeting of August 15, 2016

The Radnor Township Board of Commissioners met at approximately 6:30 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present

Philip Ahr, President	Elaine Schaefer	Donald Curley
Luke Clark, Vice President	John Nagle	Richard F. Booker

Absent

James C. Higgins

Also Present: Robert A. Zienkowski, Township Manager; John Rice, Township Solicitor; Robert Tate, Assistant Finance Director; Steve Norcini, Director of Public Works; William Colarulo, Superintendent of Police; Joseph Rudolf, Township Labor Attorney; Roger Philips, Township Engineer; Amy Kaminski, Traffic Engineer and Jennifer DeStefano, Executive Assistant to the Township Manager.

President Ahr called the meeting to order and led the assembly in the Pledge of Allegiance

Notice of Executive Session on August 15, 2016

All commissioners were in attendance at the August 15, 2016 executive session with the exception of Commissioner Higgins; where matters of personnel, real estate and litigation were discussed.

Commissioner Schaefer introduced Jade Holman who is a senior at Radnor High School and has been working as her intern this summer and is here to learn about government.

1. Consent Agenda

- a) Disbursement Review and Approval: 2016-07C, 2016-07D, 2016-08A
- b) Approval of Minutes of the Board of Commissioners meeting of July 18, 2016
 - c) Acceptance of Monthly Department Reports
 - d) Staff Traffic Committee Meeting Minutes of July 20, 2016
- e) Resolution 2016-79 - Renewing the Township's property, general liability, auto, police professional, public officials, employee practice, & umbrella insurance coverages for the period beginning August 1, 2016 - August 1, 2017
- f) Resolution 2016-82 - Awarding the capital lease financing for various Public Works vehicles to US Bancorp at an interest rate of 1.547% for a term of five years
- g) Resolution 2016-83 - Amending the Township's engagement with Flamm Walton Heimbach and Lamm, PC who serves as the Township's business tax solicitor
- h) Consideration of a Motion to Approve the Certificate of Appropriateness:
 - HARB-2016-10 – 218 South Aberdeen Avenue – Addition of two (2) gable dormers to second floor roof.

- ~~HARB-2016-11 – 401 Midland Avenue – Amend previous HARB decision (HARB-2016-06). The proposed design was revised in order to reduce the expansion of the existing non-conformity along Pembroke Avenue.~~
- i) Motion to Receive Sealed Bids for the 2016 Superpave Resurfacing Project - Part II
- j) Resolution #2016-85 - Awarding the Cleaning, Televising, Locating Project to TLC Drain and Sewer, Incorporated
- k) Resolution #2016-86 - Award of the Contract for Line Striping of Township Roads to Guidemark, Incorporated
- l) Resolution #2016-87 - Award of the Highview Outfall Design to Gannett Fleming, Incorporated
- m) Resolution #2016-88 – Sale of Surplus Parking Meters to Meter Products
- n) Motion to Appoint Solicitor to the Code Appeals Board and Rental Housing Board of Appeals
- o) Motion to receive Sealed Bids for the Morris Road Pedestrian Safety Improvements Project
- p) Resolution #2016-90 – Approving the Proposal for Public, Educational and Governmental Access Consulting Services from CBG Communications, Inc.

Commissioner Ahr read into record the items in the consent agenda. Commissioner Clark requested that the second item under h - HARB 2016-11 be removed from the consent agenda. Commissioner Curley requested that it is noted that item “n” is noted that Mr. Constantine Z. Economides is to serve as solicitor to the Code Appeals Board and Rental Housing Board.

Commissioner Schaefer made motion to approve the consent agenda, seconded by Commissioner Booker. Motion passed 6-0 with Commissioner Higgins absent.

HARB-2016-11 – 401 Midland Avenue – Amend previous HARB decision (HARB-2016-06). The proposed design was revised in order to reduce the expansion of the existing non-conformity along Pembroke Avenue

Commissioner Clark commented that there is some opposition from neighbors in regards to the above HARB certificate and would like to request to table until the September 12, 2016 meeting when neighbors and homeowner can attend.

Commissioner Curley made a motion to table the HARB Certificate until the September 12, 2016, seconded by Commissioner Clark. Motion passed 6-0 with Commissioner Higgins absent.

2. Public Participation

Anne Minnicozi, Radnor Avenue – She spoke about the upcoming Community Breakfast which will be held on September 14, 2016 at Villanova University. More information can be found on the Township website. Superintendent Colarulo will lead the Community Breakfast in the Pledge of Allegiance.

Christina Perrone, Walnut Avenue – She inquired for clarification purposes of the process that the future of the Willows is going.

There was a brief discussion amongst the Commissioners about a potential timeline. It was agreed by the majority of the Board that at the September 26, 2016 Board of Commissioners meeting after Administration presents their assessment a timeline will be set.

Kathleen Faulwell gave a brief update of what has happened since the last Commissioners meeting on behalf of the Main Line Inter-Faith Undoing Racism Movement in regards to Superintendent Colarulo's words in the press.

Doug McCone, Poplar Avenue – He commented in regards to the work that himself, John Hayes and Cynthia Curley have completed to date of the Willows.

George Strimmel, Louella Court – He commented in regards to the future of the Radnor Studio 21.

Sara Pilling, Garrett Avenue – She spoke in regards to the lack of work being completed at Ardrossan.

Chris Todd, WBA – He announced the Radnor Fall Festival on September 18, 2016 from 1 PM – 6 PM and will be held in collaboration with the Active Aging Event held by the Wayne Senior Center.

3. Committee Reports

PUBLIC WORKS & ENGINEERING

A. Resolution #2016-89 - Approval of the Easement Agreement with PECO Regarding Sidewalks by the North Wayne Avenue Municipal Parking Lot

Steve Norcini gave a brief update that PECO wishes to install new electric infrastructure in the sidewalks along North Wayne Avenue. They must traverse the sidewalk owned by the Township, at the entrance to North Wayne Parking Lot. There was a brief discussion amongst Commissioners and staff.

Commissioner Curley made a motion to approve, seconded by Commissioner Schaefer.

Public Comment

Chris Todd, WBA – He commented the WBA is pleased with the proposed work and excited for the updates to the WBOD.

Commissioner Ahr called the vote, motion passed 5-0 with Commissioner Nagle abstaining and Commissioner Higgins absent.

PERSONNEL & ADMINISTRATION

B. Ordinance #2016-09 – (Adoption) – The Sports Legends of Delaware County Museum Lease Extension

Commissioner Nagle made a motion to adopt, seconded by Commissioner Clark. Motion passed 6-0 with Commissioner Higgins absent.

COMMUNITY DEVELOPMENT

C. Authorization to file complaint regarding 713 Miller Street – Property Maintenance Compliance

Commissioner Curley made a motion to authorize, seconded by Commissioner Nagle.

There was a brief discussion in regards to the above matter between Commissioners, Township Solicitor and staff.

Commissioner Nagle made a motion to authorize, seconded by Commissioner Clark. Motion passed 6-0 with Commissioner Higgins absent.

PARKS & RECREATION

D. *Authorization for the Township Solicitor to file Amicus Brief in support of Papermill Road Trail with Newtown Township*

Commissioner Nagle made a motion to authorize, seconded by Commissioner Curley.

Solicitor Rice gave a background on the above agenda item. Richard Sikora, representing Newtown Township presented a sketch of the above item and discussed it briefly with the Commissioners. There was a discussion for clarifying points of the authorization amongst the Commissioners.

Public Comment

Dan Sherry – He commented in regards to questions about cost that were asked earlier and not answered.

Mr. Rice commented that the cost would not exceed \$2,500 as he had in his memorandum to the Commissioners.

Commissioner Curley made a motion to amend the original motion that the cost will not exceed \$2,500, seconded by Commissioner Clark.

Commissioner Ahr called the vote on the amended motion; motion passed 5-1 with Commissioner Nagle opposed and Commissioner Higgins absent.

Commissioner Ahr called the vote on the original motion; motion passed 4-2 with Commissioners Booker and Clark opposed and Commissioner Higgins absent.

PUBLIC SAFETY

None

FINANCE & AUDIT

None

LIBRARY

Commissioner Booker gave a brief update on the renovation project of the Library.

PUBLIC HEALTH

None

Old Business

Commissioner Booker commented about his objection of Commissioner Schaefer's alleged misuse of Township resources and would like to lodge a formal ethics complaint. Mr. Rice commented that there is a process that Commissioner Booker should follow if that is what he would like to do. There was a discussion amongst the Commissioners and the Township Solicitor.

New Business

Mr. Zienkowski announced that the Pennsylvania Resource Council is recognizing the Township for Leadership in Stormwater Management on November 10, 2016 at Villanova University. He thanked the Board of Commissioners, Steve Norcini and the Stormwater Advisory Committee for their collective efforts.

Public Participation

Dan Sherry – He commented in regards to the outcome from past practices with ethics complaints as well as Commissioner Booker's comments in regards to Commissioner Schaefer.

Commissioner Curley announced there is a Community Development subcommittee meeting scheduled for August 25th at 7 PM at the Township Building and is open to the public to discuss parking in the Wayne Business Overlay District.

There being no further business, the meeting adjourned on a motion duly made and seconded.

Respectfully submitted,

Jennifer DeStefano

RADNOR TOWNSHIP POLICE DEPARTMENT

301 Iven Avenue
Wayne, Pennsylvania 19087-5297
(610) 688-0503 ☎ Fax (610) 688-1238

William A. Colarulo
Police Superintendent

TO: A Staff Traffic Committee Meeting was held on August 10, 2016 and was attended by Township Manager, Robert A. Zienkowski, Lieutenant Andrew Block, Officer Raymond Matus, Officer Alex Janoski, Highway Patrol; Steve Norcini, Director of Public Works, Vera DiMaio Administrative Assistant, and Township resident, Eric Hildenbrand.

FR: William A. Colarulo

RE: STAFF TRAFFIC COMMITTEE MEETING HELD IN THE POLICE ROLL CALL ROOM, WEDNESDAY, AUGUST 10, 2016, 10:00 AM.

NEW BUSINESS:

1. Mr. Korah Mani has concerns with residents using the Radnor Trail getting in and out safely at the entry and exit signs of the trail parking lot along Conestoga Road.

Highway Patrol stated that there is appropriate signage for the entry and exit signs for the Radnor Trail along Conestoga Road. Robert Zienkowski stated that a meeting will be scheduled with the homeowner of Powerhouse, who suggested a desire to construct a parking lot on his property on Conestoga Road which will help to satisfy the concerns of Mr. Mani as residents will most likely use that lot for parking.

2. Eric Hildenbrand requests permission for the Main Line Chamber 5K Run/Walk scheduled for Sunday, September 11, 2016 beginning at 8:30AM.

The Staff Traffic Committee recommends approval of the Main Line Chamber 5K Run/Walk on Sunday, September 11, 2016. All required paperwork has been submitted along with a Certificate of Insurance. Mr. Hildenbrand will provide a barricade list to Highway Patrol. Mr. Hildenbrand will notify the residents of the event.

3. The Township Manager, Robert Zienkowski, requests an evaluation of traffic calming measures at the Saw Mill Park crosswalk located at Saw Mill Road and Earles Lane.

Steve Norcini stated that Amy Kaminski will conduct an evaluation for pedestrian safety, stop signs, pedestrian crosswalk, bridge and parking. Highway Patrol will conduct speed and traffic counts on the bridge on both roads. Steve Norcini stated that he will direct Amy Kaminski to follow up with Officer Ray Matus with the results of the studies.

4. Karen Hartman of 320 Louella Avenue requests painting a line at the entry of her driveway to keep vehicles from parking too closely to her driveway.

The Staff Traffic Committee recommends that Ms. Hartman's request be approved to have the Radnor Township Public Works Department paint lines at the entry of her driveway.

OLD BUSINESS:

1. Kristin Page is requesting to hold the 4th Annual Dan's Down Dog and Dash on Sunday, October 16, 2016 at 8:30AM.

This item is being tabled for the September Staff Traffic Committee Meeting as Ms. Page was not present.

2. WBA is requesting to hold a sidewalk sale in conjunction with the Fall Festival on Sunday, September 18, 2016.

Lieutenant Block reports that WBA President, Chris Todd, requests to hold a sidewalk sale on the south side of Lancaster Avenue within the parking spaces. After further discussion, Mr. Todd advised that the sidewalk sale will take place on the sidewalks only, not encroaching on the parking spaces. Staff Traffic Committee recommends that the WBA host their sidewalk sale on Sunday, September 18, 2016.

RESOLUTION NO. 2016-92

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AUTHORIZING THE
PURCHASE OF SEED AND FERTILIZER FROM
SHEMINS NURSERIES, INCORPORATED**

WHEREAS, the Public Works Department annually places grass seed and organic fertilizer on the Township's athletic fields

WHEREAS, the Public Works Department wishes to purchase 80 bags of organic fertilizer and 120 bags of grass seed for the aforementioned task from Shemins Nurseries in the amount of \$9,567.04

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby authorize the purchase of seed and fertilizer from Shemins Nurseries in the amount of \$9,567.04.

SO RESOLVED this 12th day of September, A.D., 2016

RADNOR TOWNSHIP


By: _____

Name: Philip M. Ahr
Title: President

ATTEST: _____

Robert A. Zienkowski
Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: September 6, 2016
TO: Radnor Township Board of Commissioners
FROM: Stephen F. Norcini, P.E, Director of Public Works 
CC: Robert A. Zienkowski, Township Manager

LEGISLATION: Resolution 2016-92: Purchase of Seed of and Fertilizer

LEGISLATIVE HISTORY: The purchase of seed and fertilizer is brought before the Board of Commissioners annually.

PURPOSE AND EXPLANATION: The Public Works Department annually applies seed and organic fertilizer to the Township's athletic fields, each spring and fall. The Department wishes to purchase from Shemin's Nurseries the following for the Fall application:

FE LEB 9-02-05 Organic Fertilizer	80 bags @ \$19.88/bag = \$1,590.40
Grass Seed	120 bags @ \$66.45/bag = \$7,976.64
TOTAL	\$9,567.04

IMPLEMENTATION SCHEDULE: Upon Board of Commissioners approval, the seed and fertilizer will be purchased and used immediately.

FISCAL IMPACT: Funding for the seed and fertilizer is in account 01-451-4250.

RECOMMENDED ACTION: *I respectfully request that the Board of Commissioners authorize the purchase of seed and fertilizer from Shemins Nurseries in the amount of \$9,567.64.*

MOVEMENT OF LEGISLATION: It is being requested that the Board of Commissioners approve the legislation for the purchase of seed and fertilizer.

RESOLUTION NO. 2016-93
A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AUTHORIZING
COMMONWEALTH COMPUTER RECYCLING AND
RAPID RECYCLING TO CONDUCT AN ELECTRONICS
RECYCLING AND SHREDDING EVENT, RESPECTIVELY

WHEREAS, the Covered Device Recycling Act of 2010, which came into effect January 24th, 2013, prohibits Radnor Township from disposing of electronics in its waste stream

WHEREAS, the Radnor Township Board of Commissioners wishes to provide for the ability of Radnor Township residents to properly dispose of their electronic devices

WHEREAS, Commonwealth Computer Recycling will collect said electronic devices at the following costs:

- | | |
|---|-------------|
| • Charge from Commonwealth Computer Recycling | \$1,000 |
| • Collection of televisions or CRTs | \$20/EA |
| • Collection of rear projection televisions | \$50/EA |
| • All electronic items not noted above | 20 cents/LB |

WHEREAS, Rapid Recycling Incorporated will supply shredding services at the flat fee of \$750

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Authorize Commonwealth Computer Recycling and Rapid Recycling, to conduct an Electronics Recycling and Shredding Event, Respectively, for aforementioned fees.

SO RESOLVED this 12th day of September, A.D., 2016

RADNOR TOWNSHIP

By: _____

Name: Philip M. Ahr

Title: President

ATTEST:

Robert A. Zienkowski
Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: September 6, 2016

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Director of Public Works *SN*

CC: Robert A. Zienkowski, Township Manager

Legislation: Resolution #2016-93: Authorizing Commonwealth Computer Recycling and Rapid Recycling to conduct an Electronics Recycling and Shredding Event, Respectively

LEGISLATIVE HISTORY: This has not been before the Board of Commissioners previously. Delaware County no longer provides electronic collection events, and we are prohibited from disposing of electronics in our solid waste or recycling stream (per the Covered Device Recycling Act of 2010, which came into effect January 24th, 2013). To that end, staff was tasked with preparing an electronics collection and shredding event for the residents of Radnor Township, funded by the Township.

PURPOSE AND EXPLANATION: Township staff is requesting to hold an ewaste recycling and shredding event at the Township Building on October 15th. If approved by the Board of Commissioners, appropriate notification will be sent out to our residents. The event will only be open to residents of Radnor Township (not businesses), and proper proof of residency will be required to drop off electronics, as listed below. The cost of the service, provided by Commonwealth Computer Recycling, breaks down as follows:

- | | |
|---|-------------|
| • Charge from Commonwealth Computer Recycling | \$1,000 |
| • Collection of televisions or CRTs | \$20/EA |
| • Collection of rear projection televisions | \$50/EA |
| • All electronic items not noted above | 20 cents/LB |

The Shredding event, which would coincide with the electronics recycling event, would be provided by Rapid Recycling at the flat fee of \$750 (for four hours). The electronics recycling event is also slated to last four hours.

Based on our previous collection events, we estimate the Township's exposure to be between \$12,000 and \$17,000.

IMPLEMENTATION SCHEDULE: If approved, the event will take place October 15th, 9:00 AM – 1:00 PM.

FISCAL IMPACT: This project will be funded from account 01-400-4360.

RECOMMENDED ACTION: *I respectfully request the Board of Commissioners Authorize Commonwealth Computer Recycling and Rapid Recycling to conduct an Electronics Recycling and Shredding Event, respectively, for the fees listed above, at the Radnor Township Building on October 15th, 2016*

RESOLUTION NO. 2016-94

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AWARDED THE
CONTRACT FOR ROAD DE-ICING SALT FOR THE
2016/2017 WINTER SEASON TO EASTERN SALT
COMPANY, INCORPORATED**

WHEREAS, Radnor Township annually joins Newtown Township, Delaware County along with eight other municipalities for the purpose of purchasing road de-icing salt

WHEREAS, the Township uses de-icing salt during winter months to treat certain Township streets for vehicular traffic mobility

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby approve the lowest qualified bidder, Eastern Salt Company, Incorporated, to provide road deicing salt at the cost of \$56.43 per ton, delivered to the Township.

SO RESOLVED this 12th day of September, 2016

RADNOR TOWNSHIP

By: _____

Name: Philip M. Ahr


Title: President

ATTEST: _____

Robert A. Zienkowski

Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: September 6, 2016
TO: Radnor Township Board of Commissioners
FROM: Stephen F. Norcini, P.E, Director of Public Works 
CC: Robert A. Zienkowski, Township Manager
LEGISLATION: Resolution 2016-94: Award of bid for Road De-Icing Salt for the 2016-2017 Winter Season

LEGISLATIVE HISTORY: The Township is part of a de-icing salt consortium administered by Newtown Township, Delaware County. The bids were received by Newtown Township for de-icing salt, per ton, delivered to Radnor Township.

PURPOSE AND EXPLANATION: The Public Works Department is seeking the award of the bid to purchase de-icing salt for the 2016/2017 winter season. This product is bid yearly with a consortium of nine municipalities. The lowest bid, submitted by Eastern Salt Company, Incorporated, is \$6.42/ton LESS than last year's price. This year's bid tabulation is as follows:

Eastern Salt Company, Inc.	\$56.43/ton
Cargill Deicing Technology, Inc.	\$60.16/ton
American Rock Salt Company, Inc.	\$62.75/ton
Morton Salt, Inc.	\$68.93/ton
<i>State Contract</i>	\$55.40

The Public Works Department is requesting the Board of Commissioners award the bid to Eastern Salt Company, Incorporated at the cost of \$56.43/ton.

IMPLEMENTATION SCHEDULE: Award of bid by the Board of Commissioners, Purchase Order processed, De-Icing Salt to be purchased as needed during the winter.

FISCAL IMPACT: Salt purchases are funded in the Snow and Ice Removal Operating Supplies Account Number 01-432-4250.

RECOMMENDED ACTION: *I respectfully request the Board of Commissioners award the 2016-2017 contract for Road De-Icing Salt to Eastern Salt Company, Incorporated, in the amount of \$56.43/ton, delivered.*

MOVEMENT OF LEGISLATION: I respectfully request the Board of Commissioners approve the legislation for de-icing salt purchase in order to safely maintain vehicular traffic on township roadways during the winter storms.

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board
Radnor Township, Pennsylvania



NAME OF OWNER: HICKS KEVIN A & PATRICIA A
OWNER ADDRESS: 211 LANSDOWNE AVE, WAYNE, PA 19087
ADDRESS OF PROPERTY: 211 LANSDOWNE AV , WAYNE PA 19087
APPLICATION NUMBER: HARB-2016-12

Subject to the conditions below the above owner, having complied with the Radnor Township Historical and Architectural Review Board (HARB) process, is hereby granted this permit for the

Renovation of existing screened in porch to four season room. The existing foot print will remain.

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. This Approval is subject to the Applicant applying for and receiving all necessary permits and approvals; and complying with all applicable Municipal regulations. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

NOTES AND/OR CONDITIONS OF APPROVAL:

Approved as submitted.

ISSUED: Monday, September 12, 2016

TOWNSHIP OFFICIAL

ACCEPTED BY APPLICANT

Philip M. Ahr, President

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board
Radnor Township, Pennsylvania



NAME OF OWNER: WHELAN COLLIN & COLLEEN CASEY
OWNER ADDRESS: 211 POPLAR AVE, WAYNE, PA 19087
ADDRESS OF PROPERTY: 211 POPLAR AV , WAYNE PA 19087
APPLICATION NUMBER: HARB-2016-14

Subject to the conditions below the above owner, having complied with the Radnor Township Historical and Architectural Review Board (HARB) process, is hereby granted this permit for the

Remove existing 1 story shed structure, construct 2 story rear addition and add side entrance with deck.

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. This Approval is subject to the Applicant applying for and receiving all necessary permits and approvals; and complying with all applicable Municipal regulations. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

NOTES AND/OR CONDITIONS OF APPROVAL:

Approved as submitted.

ISSUED: Monday, September 12, 2016

TOWNSHIP OFFICIAL

ACCEPTED BY APPLICANT

Philip M. Ahr, President

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board
Radnor Township, Pennsylvania



NAME OF OWNER: KOCHAR ARVIND K & AJAY S
OWNER ADDRESS: 6919 AMBER LA, CARLSBAD, CA 92009
ADDRESS OF PROPERTY: 414 RADNOR STREET RD , WAYNE PA 19087
APPLICATION NUMBER: HARB-2016-15

Subject to the conditions below the above owner, having complied with the Radnor Township Historical and Architectural Review Board (HARB) process, is hereby granted this permit for the

Amending previous HARB decision (HARB-2016-09) with regards to the rear addition and garage

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. This Approval is subject to the Applicant applying for and receiving all necessary permits and approvals; and complying with all applicable Municipal regulations. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

NOTES AND/OR CONDITIONS OF APPROVAL:

Approved as submitted.

ISSUED: Monday, September 12, 2016

TOWNSHIP OFFICIAL

ACCEPTED BY APPLICANT

Philip M. Ahr, President

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board
Radnor Township, Pennsylvania



NAME OF OWNER: CONGLETON JONATHAN P & CONNIE C
OWNER ADDRESS: 408 MIDLAND AVE, WAYNE, PA 19087
ADDRESS OF PROPERTY: 408 MIDLAND AV , WAYNE PA 19087
APPLICATION NUMBER: HARB-2016-13

Subject to the conditions below the above owner, having complied with the Radnor Township Historical and Architectural Review Board (HARB) process, is hereby granted this permit for the

Renovation and addition at the rear of the house. Renovations to existing kitchen with addition to add space to kitchen and create a new mudroom. New terrace at existing deck location.

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. This Approval is subject to the Applicant applying for and receiving all necessary permits and approvals; and complying with all applicable Municipal regulations. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

NOTES AND/OR CONDITIONS OF APPROVAL:

Approved as submitted.

ISSUED: Monday, September 12, 2016

TOWNSHIP OFFICIAL

ACCEPTED BY APPLICANT

Philip M. Ahr, President

Appointment to
Vacancy Board

Public Participation

RESOLUTION NO. 2016-91

RADNOR TOWNSHIP

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, DECLARING THE MONTH OF SEPTEMBER AS
UNDOING RACISM MONTH**

WHEREAS, the Radnor Township Board of Commissioners is committed to promoting racial equality and justice as a fundamental aspect of a healthy community; and

WHEREAS, in the past the National League of Cities has urged local officials across the country to join together in a national campaign to promote racial equality and justice; and

WHEREAS, we the Board of Commissioners hereby declare racism unjust and advocate equal rights for all; and

WHEREAS, by Act of the United States Congress dated July 2, 1964, the Civil Rights Act of 1964 was adopted, banning discrimination because of a person's color, race, national origin, religion, or sex; and

WHEREAS, the Board of Commissioners desire to continue its commitment to ensuring racial equality and justice and to encouraging all community members to participate in programs designed to further those goals.

NOW, THEREFORE, BE IT PROCLAIMED THAT The Radnor Township Board of Commissioners declares the month of September, 2016 as *Undoing Racism Month* in Radnor Township; The Board of Commissioners reaffirms its commitment to ensuring racial equality and justice throughout the Radnor and Main Line community; and The Board of Commissioners hereby announces its participation at the *CommUNITY Breakfast* on Wednesday, September 14, 2016, from 7:30 AM - 9:00 AM hosted at the Villanova University Connelly Center, and encourages all community leaders to participate in this and other activities in support of racial equality and justice for all.

RESOLVED this 12th day of September, 2016.

RADNOR TOWNSHIP

By: _____
Name: Philip A. Ahr
Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary

Radnor Township, PA
 2017 Budget and Five-Year Forecast Implementation Calendar
 v.1 – September 1, 2016



September	
7	2017 Budget Kickoff Meeting
8-23	Departments prepare their 2017 spending requests (by month) Departmental Budgets Include: Overtime, Part-time PR, Operating, 2017-2022 Capital
17	Submit Preliminary Township Manager’s Recomm. Budget §7.06(A)(1) at Fund Level (summary basis only)
23	Departmental spending requests Due (end of day)
26	BOC Regular Meeting: Adopt Prelim. 2017 MMO Resolution [State Law Requirement]; and Present Twp. Manager Recommended Budget §7.03

September						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

October	
3-7	Administrative Review Meetings to Finalize Township Manager Recommended Budget
10	BOC Regular Meeting: Presentation of Township Manager’s Recommended Budget
19	CARFAC Meeting: Budget Review / Q3 Financial Review
24	BOC Regular Meeting: Adoption of Recommended Comprehensive Budget §7.06[A](2)

October						
S	M	T	W	T	F	S
						1
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

November	
7	Board of Commissioner Public Hearing #1 on 2017 Budget (at 6:30pm)
14	BOC Regular Meeting
21	Board of Commissioner Public Hearing #2 on 2017 Budget (at 6:30pm)
28	BOC Regular Meeting: Introduction of Final Budget Ordinances

November						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December	
12	BOC Regular Meeting: Public Hearing #4 and Final Adoption of Budget Ordinance: <ul style="list-style-type: none"> Ord: 2017 Tax Rates Sewer Rent Rates Stormwater Fee Rate Ord: Consolidated Fee Schedule Res: 2017 Wage and Salary Schedule Ord: 2017 Appropriation Budget Included w/ Budget: Five Year Capital Program Included w/ Budget: Five Year Financial Forecast

December						
S	M	T	W	T	F	S
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

§7.06 Adoption procedure for comprehensive budget: [Amended 1-7-2013 by Ord. No. 2012-22^{1A}]

A. Time line. The time line for comprehensive budget approval is as follows:

- (1) No later than **105** days before the end of the fiscal year: Submission of the Manager's proposed comprehensive budget.
- (2) No later than **60** days before the end of the fiscal year: Board Approval of the recommended comprehensive budget.
- (3) No later than **20** days before the end of the fiscal year: Board Adoption of the final comprehensive budget.

B. Approval of the recommended comprehensive budget. At least 60 days before the end of the fiscal year, the Board shall complete its review of the Manager’s proposed comprehensive budget, make such adjustments as the Board deems necessary, and in a publicly noticed Board meeting, approve by resolution a recommended comprehensive budget, copies of which shall be made available promptly thereafter to the public.

C. Public Notice and Public Hearing. No later than 5 days following the approval of the recommended comprehensive budget by the Board, the Board shall provide public notice of the date, time, and place at which the Board shall hold a public hearing on the recommended comprehensive budget. This notice shall include a summary of the recommended comprehensive budget. The public hearing shall take place at any regular or special meeting of the Board at least 7 days after advertisement and at least 20 days prior to the end of the fiscal year.

D. Levy of Taxes. At the time of enacting the final budget, the Board shall, by ordinance, levy sufficient taxes allowed by law which, with other revenues and available receipts and balances, shall provide for a balanced budget.

^{1A}: Editor’s Note: This ordinance was subject to referendum and was approved by a majority of the qualified voters 5-21-2013

Radnor Township

PROPOSED LEGISLATION

DATE: 09/02/2016

TO: Robert A. Zienkowski, Township Manager

FROM: William A. Colarulo, Police Superintendent

LEGISLATION: Ordinance 2016-10 is authorizing "No Parking Any Time" signs to be placed on the north side and the south side of Cornerstone Lane at Bryn Mawr Avenue.

LEGISLATIVE HISTORY: None.

PURPOSE AND EXPLANATION: Authorizing "No Parking Any Time" signs be placed on the north side and the south side of Cornerstone Lane at Bryn Mawr Avenue due to sight distance problems. The intersection sight distance is a major control for the safe operation of roadways. It is of particular concern for access management with the numerous driveways and approach roads that must be safely accommodated. All intersecting driveways and roadways must have adequate intersection sight distance.

FISCAL IMPACT: None.

RECOMMENDED ACTION: The Police Department respectfully requests the Board to adopt the amendment at the regular Board of Commissioners Meeting on _____, 2016.

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board
Radnor Township, Pennsylvania



NAME OF OWNER: ARNOLD KARA HANLON
OWNER ADDRESS: 401 MIDLAND AVENUE, WAYNE, PA 19087
ADDRESS OF PROPERTY: 401 MIDLAND AV , WAYNE PA 19087
APPLICATION NUMBER: HARB-2016-11

Subject to the conditions below the above owner, having complied with the Radnor Township Historical and Architectural Review Board (HARB) process, is hereby granted this permit for the

Amend previous HARB decision (HARB-2016-06). The proposed design was revised in order to reduce the expansion of the existing non-conformity along Pembroke Avenue.

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. This Approval is subject to the Applicant applying for and receiving all necessary permits and approvals; and complying with all applicable Municipal regulations. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

NOTES AND/OR CONDITIONS OF APPROVAL:

Approved as submitted

ISSUED: Monday, September 12, 2016

TOWNSHIP OFFICIAL

ACCEPTED BY APPLICANT

Philip M. Ahr, President

Memo

To: Radnor Township Board of Commissioners
From: John B. Rice, Esquire
Date: 8/8/16
Re: PLO Recommendations
Cc: Bob Zienkowski & Kevin Kochanski

The Planning Commission met on August 1, 2016 and made the following recommendations to the proposed PLO zoning amendment circulated by Commissioner Curley. Attached to this Memo is a copy of the proposed amendments to Sections 280-62, 280-63 and 280-64 of the existing PLO zoning regulations.

1. Revise the list A uses to a 30 – 100% gross floor area.
2. Revise the list B uses to 0-70% gross floor area. Provided however that list B uses less than 30% should not benefit from the reduced setbacks and increased building height provisions.
3. Remove the indoor health/fitness recreation center use as a separate principal use but permit the use in conjunction with a hotel or other principle use not open to the public under the accessory use provisions.
4. Provide for an ambulatory care facility use with the definition as proposed by Amy Kaminski. (add said definition?)
5. Remove the financial subdivision definition as a principle use and provide for it under the area and height regulations.
6. Modify Section 280-64.C so that the building placement setback is from any “existing or proposed” street right-of-way line.
7. Modify Section 280-64.D to address the angle of the building offsets. Provide minimum dimensions for off-sets.
8. Modify Section 280-64 F. to increase the riparian buffer to 50 feet.

9. Modify Section 280-64.G and change the word may to must.
10. Create a new list of C uses which would include assisted living, age targeted, hotel and skilled nursing uses. Allow these uses to be developed at 100% on lots less than 10 acres. The setbacks and building height would be consistent with the mixed use.
11. Provide for a greater setback from the mixed use to an existing residential use. Setbacks against existing residential uses – 200' if a proposed building is in excess of the existing 38' height regulations.
12. Change minimum lot area to 6 acres for PLO as a whole.
13. The mixed use option would only be permitted for lots existing as of the date of ordinance enactment. This would prevent a larger lot from being subdivided and developed at 100% of list C uses.

Section 280 62 Purpose; application of regulations

PLO Planned Laboratory-Office Districts are designed primarily to provide for selected modern laboratory and office establishments which:

- (1) Provide for attractive large-site, low-lot-coverage development in areas where traditional business development would be inappropriate.
- (2) Strengthen and diversify the Township's tax base.
- (3) Are compatible with the character of the surrounding areas.

(4) Increase the effectiveness of the zoning district by providing the capability for a mixture of complementary uses.

(5) Decrease the negative external effects of parking and traffic on surrounding areas by providing the capability for a mixture of complementary uses.

B.

PLO Districts may be established and developed only in accordance with the special provisions of § 280-132 and subject to the regulations of this article and any other pertinent provisions of this chapter.

C.

In PLO Planned Laboratory-Office Districts, the regulations contained in this chapter shall apply.

Section 280 63 Use regulations

A building or unified group of buildings may be erected or used and a lot may be used or occupied for any of the following purposes:

A. (List A) – Fifty-one percent (51%) to one-hundred percent (100%) of the gross floor area may be used or occupied for the following:

1. Scientific or industrial research, testing or experimental laboratory or similar establishment for research or product development, provided that there is no commercial production or storage of any commodity or substance except for storage necessary for scientific research.
2. Office Building

B. (List B) – Zero to Forty-nine percent (49%) of the gross floor area may be used or occupied for the following and subject to the conditions specified in Section 280 64 G: Office building:

1. Hotel, including extended stay, which may contain restaurant and banquet space. Hotel pools shall be for the use of hotel guests only.

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2. Restaurant, located only within office (including Medical office) building or hotel. Outdoor dining is permitted in accordance with Section 280-115.3B.

3. Indoor health/fitness/recreation center.

4. Skilled nursing and/or assisted living facility.

5. Independent living facility.

6. Out-patient surgical center.

7. Ambulatory care facility.

C.

Accessory uses, which may include:

(1)

Storage within a completely enclosed building in conjunction with a permitted use.

(2)

A cafeteria or other service facility located within the building and operated for the exclusive use of the occupants of the building. An accessory cafeteria may include outdoor dining as permitted by § **280-115.3B**.

[Amended 4-8-2013 by Ord. No. 2012-09]

(3)

A recreational area for occupants.

(4)

Living quarters for watchmen, caretakers or similar employees.

(5)

A parking structure, when constructed as an accessory structure for the purpose of eliminating allowable surface parking. Parking structures may be located wholly or partly within the principal building, attached to and made a part of the principal building, or constructed as a detached accessory structure. Parking spaces within structures may be reduced to not less than nine feet in width by 19 feet in depth, exclusive of aisles, for each motor vehicle.

(6) Banking facilities/ATM for use with building tenants.

Section 280 64 Area and height regulations

A.

Lot area and width. Every lot on which a building or combination of buildings is hereafter erected or used shall have a lot area of not less than 10 acres, and such lot shall not be less than 300 feet at the building line.

B. Building area. Not more than 30% of the area of any lot may be occupied by buildings and structures, and not less than 45% of the total lot area, exclusive of those areas within the public right-of-way, shall be devoted to landscaping and planted in accordance with Chapter 255, Subdivision of Land. Landscaped areas shall include nonimpervious areas devoted to stormwater management, required buffer areas and landscaping for parking facilities.

C. Building placement. No building or accessory structure shall be located less than one hundred and fifty (150) feet from a street right-of-way line nor less than two hundred (200) feet from a side or rear property line and no surface parking area, driveway, service or interior roadway, with the exception of approved areas for vehicular access, shall be located less than 75 feet from a street right-of-way or other property line.

D. Building size and spacing.

(1) The greatest dimension in length or depth of a building shall not exceed 160 feet, and no more than three buildings may be attached to each other, provided further that the facade of any building attached to another building be visibly offset from the adjoining building at an angle of approximately 90°

The distance at the closest point between any two buildings or group of attached buildings, including accessory structures, shall not be less than 45 feet.

(3) In no case shall the width of buildings or accessory structures or the aggregate widths of buildings or accessory structures fronting on a street on the same lot exceed 80% of the width of a lot.

E. Height regulations. Except as set forth in Section 280 64 G, nNo building or accessory structure shall exceed three stories or 38 feet in height.

F. Riparian buffer setback: 35 feet

G. Mixed use

A building or unified group of buildings may include the uses specified in Section 280 63 B subject to the following conditions:

1. The minimum gross floor area of these uses is 30%.
2. No building shall exceed 85 feet in height. Buildings in excess of the height specified in Section 280 64 E are subject to the following restrictions:

Comment [c1]: This language should be unchanged from current text. Staff, please verify.

<u>Building Height (Tallest building on site)</u>	<u>Maximum Building Area (%)</u>	<u>Maximum Lot Coverage (%)</u>	<u>Set Back to Street ROW Line (ft)</u>	<u>Set Back to Side and Rear Property Line Adjacent to Residential Zoning District (ft)</u>	<u>Set Back to Side and Rear Property Line Adjacent to Non-Residential Zoning District (ft)</u>	<u>Set Back to Side and Rear Property Line Abutting Railway (ft)</u>
<u>Greater than 38' but less than or equal to 55'</u>	<u>29</u>	<u>50</u>	<u>100</u>	<u>200</u>	<u>50</u>	<u>25</u>
<u>Greater than 55' but less than or equal to 85'</u>	<u>28</u>	<u>45</u>	<u>100</u>	<u>200</u>	<u>50</u>	<u>25</u>

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3. The gross floor area for all buildings on site shall not exceed 25,500 square feet per acre of Total Site Area.

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4. a parking garage or parking structure may have a height of up to 55 feet so long as such parking garage or parking structure does not exceed the height of any building on the site.

5. All other structures shall not exceed 45.

Comment [c2]: Not sure what this means.

6. Financial Subdivision -

Comment [c3]: Consider language to allow this practice in lieu of conventional subdivision.

Staff to provide.

Build-Out Analysis in PLO - Planned Laboratory-Office District

9-6-2016

A	B	C	D	Building Coverage	Gross Square Footage								
				E	F	G	H	I	J	K	L	M	N
				B x .30	E x 3 floors	F x .45	F x .65			D x 25,500	K/F	K x .70	M/F
Address	Lot Area - Square Footage	Lot Area - Acreage	Proposed Total Site Area (exclusive of Rights-of-Way)*	Maximum Allowable Bldg Coverage under Ex. PLO Regulations (30%)	Maximum Allowable Gross Floor Area under Ex. PLO Regulations (@ 3 story building)	Approximate Achievable Square Footage Based on Reasonable Site Constraints under Ex. PLO Regulations (@45% of Gross)	Approximate Achievable Square Footage Based on Reasonable Site Constraints under Ex. PLO Regulations (@65% of Gross)	Approximate Ex Square Footage	Existing Square Footage as a % of Maximum Allowable (Column F)	Proposed Maximum Allowable Gross Floor Area (Mixed Use with minimum 30% B List Uses - Site)	Proposed Maximum Square Footage as a % of Existing Maximum Allowable (Column F)	Proposed Maximum Gross Square Footage of Office Use (70% A List)	Proposed Maximum Office Square Footage as a % of Existing Maximum Allowable (Column F)
100 Matsonford Road	2,512,323	57.68	52.94	753,697	2,261,091	1,017,491	1,469,709	747,677	33.07%	1,349,970	59.70%	944,979	41.79%
280 King of Prussia Road	297,950	6.84	6.84	89,385	268,155	120,670	174,301	60,000	22.38%	174,420	65.04%	122,094	45.53%
201 King of Prussia Road	631,620	14.50	14.50	189,486	568,458	255,806	369,498	251,434	44.23%	369,750	65.04%	258,825	45.53%
250 King of Prussia Road	363,290	8.34	7.28	108,987	326,961	147,133	212,525	166,532	50.93%	185,640	56.78%	129,948	39.74%
259 Radnor Chester Road	456,247	10.47	9.97	136,874	410,623	184,780	266,905	125,430	30.55%	254,235	61.91%	177,965	43.34%
175 King of Prussia Road	304,920	7.00	6.12	91,476	274,428	123,493	178,378	63,436	23.12%	156,060	56.87%	109,242	39.81%
145 King of Prussia Road	1,174,378	26.96	18.71	352,313	1,056,940	475,623	687,011	475,088	44.95%	477,105	45.14%	333,974	31.60%

* Based on available published data

Discussion regarding the
televising of the
Villanova CARE meetings