



Redevelopment Authority of the County of Montgomery

Schedule of Application, Closing, and Administrative Fees

(effective January 1, 2023)

Hourly Fees

The Redevelopment Authority of Montgomery County is a fee-based organization that provides services on an hourly basis. Accordingly, the Authority charges the below hourly rates for staff and solicitor time throughout the duration of an entity's engagement with the Authority:

- Executive Director – \$175 per hour
- Deputy Director – \$115 per hour
- Solicitor (Wisler Pearlstein LLP) – \$195 per hour

Hourly rates are subject to periodic increases at the discretion of the Authority. Entities with active engagement agreements with the Authority will be provided written notice of any increase.

Application and Closing Fees

Entities that apply for funding will be charged an application fee due at the time of application. Entities that receive funding will be charged a disbursement fee due upon receipt of the funds. This fee is based on the type of funding received. All fees are non-refundable.

MontcoForward Loan (MFL) Program

Application Fee: \$1,000 payable at the time of loan application.

Closing Fee: 1% of the loan amount, with a minimum fee of \$2,500, due at the time of closing.

Pennsylvania Industrial Development Authority (PIDA) Loan Program

Application Fee: \$1,000 payable at the time of loan application.

Closing Fee: 1% of the loan amount, with a minimum fee of \$2,500, payable as follows: 50% (.5% of the loan amount) due at the time of loan approval and the remaining 50% (.5% of the loan amount) due at the time of closing.

Additional Fees: In addition to the Authority's fee, PIDA may charge additional fees, including, without limitation, a non-refundable loan commitment fee of 1% of the approved loan amount for loans greater than \$400,000, due at the time of loan commitment. Borrower is solely responsible for verifying any fees due to PIDA.

EPA Brownfields Revolving Loan Program

Application Fee: \$1,000 payable at the time the Authority agrees to sponsor an application on behalf of a beneficial party.

Closing Fee: 1% of the loan amount payable at the first disbursement of funds, with a minimum fee of \$1,000.

Annual Servicing Fee: A \$1,000 administrative fee will be assessed annually.

Enterprise Zone Revolving Loan Programs

Application Fee: \$1,000 payable at the time the Authority agrees to sponsor an application on behalf of a beneficial party.

Closing Fee: 1% of the financing amount payable at the first disbursement of funds, with a minimum fee of \$1,000.

Small Business Support Loan Program

Application Fee: \$0.

Closing Fee: 1% of the loan amount payable at the first disbursement of funds, with a minimum fee of \$500.

Pennsylvania Industrial Sites Reuse Program (ISRP)

Application Fee: \$1,000 payable at the time the Authority agrees to sponsor an application on behalf of a beneficial party.

Closing Fee: 1% of the loan or grant amount payable at the first disbursement of funds, with a minimum fee of \$1,000.

Pennsylvania Redevelopment Assistance Capital Program (RACP)

Application Fee: \$1,000 payable at the time the Authority submits an application on behalf of a beneficial party.

Closing Fee: 1% of the grant amount payable at the first disbursement of funds, with a minimum fee of \$10,000.

Pennsylvania Local Share Account (LSA) Program

Application Fee: \$1,000 payable at the time the Authority agrees to sponsor an application on behalf of a beneficial party.

Closing Fee: 1% of the grant amount payable at the first disbursement of funds, with a minimum fee of \$1,000.

Pennsylvania Business in Our Sites (BIOS) Program

Application Fee: \$1,000 payable at the time the Authority agrees to sponsor an application on behalf of a beneficial party.

Closing Fee: 1% of the loan or grant amount payable at the first disbursement of funds, with a minimum fee of \$1,000.

Pennsylvania Commercial Property Assessed Clean Energy Program (C-PACE)

Application Fee: Currently waived. Borrower should check with the Program Administrator and/or the Authority prior to application submission to ensure that the waiver is still in effect.

Program Fee: Dependent on project size. Fee covers the cost of program management, project underwriting, legal document preparation, funding disbursement, and other transaction-related fees. All fees are paid to the Program Administrator, and a portion is distributed to the Authority.

Projects \$25,000 - \$999,999 - 1.75%

Projects \$1,000,000 - \$1,999,999, 1.75% of \$999,999, plus 1.5% on the amount > \$999,999

Projects \$2,000,000 - \$3,999,999, 1.75% of \$999,999, plus 1.5% of \$1,000,000-\$1,999,999, plus 1.4% on the amount > \$1,999,999

Projects \$4,000,000 and more - fee is capped at \$75,000

Additional Fees: The property owner or capital provider shall pay the cost of recordation of the assessment contract. Other fees may apply to additional services requested by the property owner or Montgomery County, including assistance with project scoping and review, finance structuring, or mortgage holder negotiation.

Annual Servicing Fee: Ongoing fees to pay for preparation of assessment installment bills, preparation of continuing disclosure reports, monitoring project funds, tracking delinquencies, and paying agent fees and fees charged by the County.

Projects \$0 - \$25,000 - \$150

Projects \$25,001 - \$50,000 – \$275
Projects \$50,001 - \$100,000 – \$375
Projects \$100,001 - \$1,000,000 – \$500
Projects \$1,000,001 and above – \$625

Tax Increment Financing (TIF) and Revenue Bond Financing

Application Fee: \$2,000 payable at the time the Authority agrees to borrow funds or sponsor an application on behalf of the beneficial party. (Includes TEFRA advertisement when applicable).

Closing Fee: For new issue, 1st and 2nd \$10 million .3%, 3rd \$10 million .15%, and over \$30 million: .05%. For refundings of existing RDA bonds, .25%.

Additional Fees: Annual fees to be determined based on scope and term. Authority shall be reimbursed for all expenses, including legal and consulting fees.

Other Fees

Administration Costs: All administrative, solicitor, and third-party service provider fees incurred by the Authority in the processing, underwriting, administration, and closing of financing are due at the time of closing. Additional fees to be charged by the Authority include, but are not limited to, other closing costs, such as document costs, recording costs, bank fees, title insurance, borrower’s attorney fees, mortgage satisfaction costs, appraisal costs, judgment and lien search fees, and other costs which may be incurred in relation to a loan application. If closing does not occur, borrower shall reimburse the Authority for these expenses within ten (10) days of receipt of invoice from the Authority.

Post-Closing Fees: For any subordination or other modification of contract documents after closing, the fee shall be 1% of the outstanding principal balance plus reimbursement for staff time at the current published rate and any legal or other expenses incurred by the Authority in conjunction with the subordination or modification.

Mark Up of Direct Costs: Other costs incurred by the Authority on behalf of a client and/or project will be marked up by 10% to cover staff costs for accounting, invoicing, and payment processing.

Exceptions: The Authority may waive or adjust fees in its discretion based on project financials.