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October 10, 2024

Mr. Alan Musoke
American Baptist Churches in the USA
1015 W. 9th Avenue
King of Prussia, PA. 19406

RE: Agreement to Proceed with Next Steps for Recharge Park &
Outdoor Public Art Installation Project at 640 Freedom Business
Center Drive

Dear Mr. Musoke,

King of Prussia District proposes to install amenities and public open space at 640 Freedom Business Center Drive. This portfolio of improvements, called Recharge Park, creates a multiuse space to be programmed by King of Prussia District and open to the public to enjoy. The planned amenities include seating areas, vibrant landscapes, decorative paving, rock gardens, public art installations and recreational equipment. The initial concepts and cost estimate, created by Stuart & Associates Landscape Architecture, accompany this proposal letter. The project is supported by Brandywine Operating Partnership, the current leaseholder at Freedom Business Center.

In addition to the multiuse open space, King of Prussia District proposes to recycle the abandoned substation on the site into a public art installation. This separate project, if deemed appropriate after an environmental survey, would replace the existing chain-link perimeter with decorative fencing, add landscape lighting and paint the existing equipment with a vibrant color that complements Recharge Park.

With this outline in mind, we request that American Baptist Churches in the USA designate a representative with authority to review and

approve the next steps necessary to complete these two projects delineated as follow:

RECHARGE PARK

- Stuart & Associates are surveying the property to outline the area needed for the proposed park.
- King of Prussia District presents an improvement and maintenance agreement like the Linear Park agreement tied to the public access easement on the property except the term of the agreement matches the remaining land lease and potential renewals by Brandywine Operating Partnership. The agreement also follows the rules associated with improvement allowances, restrictions, and restoration requirements of the current land lease.
- King of Prussia District reviews the draft agreement with Upper Merion Township and any party which holds active easement(s) on the parcel. The proposed agreement will stipulate the reserve parking and utility access requirements will be met if triggered by future circumstances.
- If all necessary parties outlined in Brandywine Operating Partnership's land lease approve the Recharge Park use agreement, then King of Prussia District will prepare construction documents.
- If all necessary parties outlined in Brandywine Operating Partnership's land lease approve the final design and construction documents for Recharge Park then King of Prussia District will advertise the project for bid and proceed with construction.

ELECTRICAL SUBSTATION PUBLIC ART INSTALLATION

- King of Prussia District will engage an engineer to conduct an inspection associated with environmental services at the abandoned electrical substation located at 640 Freedom Business Center Drive. The results of the inspection and recommended next steps will be shared with the property owner.
- To the extent, if anything, is found at the site, King of Prussia District will bring it to the attention of the property owner to determine how best to address the conditions.
- If appropriate upon completion of the inspection, King of Prussia District will outline next steps for improving the abandoned electrical substation for use as an industrial art installation. These next steps will be submitted to the designated representative from American Baptist Churches in



the USA and Brandywine Operating Partnership for review and approval.

- King of Prussia District presents an improvement and maintenance agreement like the Linear Park agreement tied to the public access easement on the property except the term of the agreement matches the remaining land lease and potential renewals by Brandywine Operating Partnership. The agreement also follows the rules associated with improvement allowances, restrictions, and restoration requirements of the current land lease.
- Upon completion of outlined steps, King of Prussia District will implement the design proposal for an outdoor art installation.

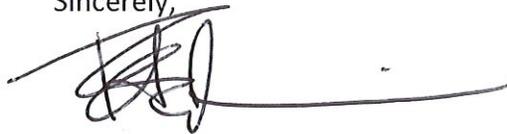
Included with this proposal is the:

1. Recharge Park Design Development Plan illustrating both project concepts by Stuart & Associates.
2. Temporary Easement for Construction at 640 Freedom Business Center Drive.
3. Linear Park Construction, Maintenance and Services Agreement for 640 Freedom Business Center Drive.

We look forward to your timely response to the proposal. We are available to meet and present the designs to the American Baptist Churches in the USA for approval at your November 2024 Board of Directors meeting.

Thank you for consideration on this proposal and I look forward to responding to any questions or comments you might have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric T. Goldstein', with a long horizontal line extending to the right.

Eric T. Goldstein
President & CEO

