



the INDICATOR

September 1, 2011

Vol. 5 - No. 18

PLEASE NOTE THE FOLLOWING CORRECTION!!

Montco Young Professionals Group (YPG) Mixer

Sponsored by: Royal Bank America & Wisler Pearlstine, LLP

When:

Wednesday, September 14, 2011
5:30pm - 7:30pm

Where:

**Champps Americana
330 Goddard Blvd.
King of Prussia, PA 19406**

Admission:

This event is FREE to attend

RSVP:

Please email your RSVP to [Carli Pio McCrea](#) with "9/14 YPG Mixer" as your subject line. A confirmation email will be returned securing your reservation to this event.

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PIDA Recertification

We are pleased to announce that the MCEDC has again met all qualifications and guidelines and is the Sole provider of the Pennsylvania Industrial Development Authority (PIDA) loan program to eligible businesses located in Montgomery County, PA.

The PIDA loan program is low-interest financing through Industrial Development Corporations for land and building acquisitions, construction and renovation resulting in the creation or retention of jobs.

Eligibility

Job Creation Loans:
- Manufacturing

[MCEDC's Newest Members](#)

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Our Staff

[Carmen S. Italia, Jr.](#)
President/Assistant Secretary

[Thomas M. Barbine](#)
CFO/Assistant Vice President

[Janet Otto](#)
Office Administrator

[Carli Pio McCrea](#)
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email us at:
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or check out our website:
www.montcoedc.com

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About Us

Montgomery County Economic Development Corporation (MCEDC) is the key resource in Montgomery County for economic assistance and development for business. MCEDC is dedicated to enhancing the county's economic balance and preserving its quality of life. The Corporation has a rich, successful history in attracting new business to the county.

Please Visit Our Newsletter Sponsor



- Industrial
- Research and development
- Agricultural Processors
- Firms establishing a national or regional headquarters
- Computer/clerical operation centers

Job Retention Loans:

- Manufacturing firms that meet certain wage thresholds in that county

Eligible Uses:

- Land and building acquisition
- Building construction and renovation
- Industrial park development
- Multi-tenant spec building construction, acquisition and renovation

To apply contact the offices of MCEDC at:
(610) 272-5000

Financing Notes

Current SBA Fixed Rates

- SBA 504 4.50% - 10 years
- SBA 504 5.14% - 20 years

For more information regarding the SBA 504 loan, please click [HERE](#).

Current PIDA Rates

The PIDA participation rates are set for the current fiscal year (July 1, 2011 - June 30, 2012). The interest rates will continue to reset every quarter based on the 10-Year Treasury Note. The current rates are 3% and 4%.

For more information regarding the PIDA loan, please click [HERE](#).

Upcoming Events

MCEDC Membership Mixer

Sponsored by: The Victory Bank

When:

Thursday, September 8, 2011
5:30pm - 7:30pm

Where:

The Victory Bank
548 North Lewis Road
Limerick, PA 19468

Admission:

This event is FREE to MCEDC Members

RSVP:

Please email your RSVP to [Carli Pio McCre](#) with "9/8 Membership Mixer RSVP" as your subject line. A confirmation email will be returned securing your reservation to this event.

Montco Commercial Real Estate (MCRE) Breakfast Meeting

Sponsored by: ProTecs, Inc.

When:

Tuesday, September 13, 2011
7:45am - 9:00am

Where:

5110 Campus Drive
Plymouth Meeting, PA 19462

Admission:

This event is FREE of charge

RSVP:

Please email your RSVP to [Carli Pio McCre](#) with "9/13 MCRE RSVP" as your subject line. A confirmation email will be returned securing your reservation to this event.

Montco Young Professionals Group (YPG) Mixer

Sponsored by: Royal Bank America & Wisler Pearlstine, LLP

When:

Wednesday, September 14, 2011
5:30pm - 7:30pm

Where:

Champps Americana
330 Goddard Blvd.
King of Prussia, PA 19406

Admission:

This event is FREE to attend

RSVP:

Please email your RSVP to [Carli Pio McCre](#) with "9/14 YPG Mixer" as your subject line. A confirmation email will be returned securing your reservation to this event.

Commercial Real Estate Mastermind

*Co-sponsored by MCEDC with confirmed speaker,
MCEDC President, Carmen S. Italia, Jr.*

When:

Thursday, September 15, 2011

10:00am - 5:00pm

Where:

Cedarbrook Country Club
180 Penllyn Pike
Blue Bell, PA 19422

RSVP:

To register, please click [HERE](#).

For more information regarding any of these events as well as a complete list of upcoming events, please visit our [Calendar of Events](#) Page.

Featured Article

Troubled Debt Resurrections: New Accounting Guidance Takes Effect in 2011 and 2012

This article was first run in the 8/26 issue of CBIZ, Inc.'s publication, 'MHM Messenger'

Lending institutions will soon need to apply new accounting guidance to loan modifications known as troubled debt restructurings (TDRs). The guidance is described in FASB Accounting Standards Update (ASU) No. 2011-02, A Creditor's Determination of Whether a Restructuring is a Troubled Debt Restructuring (ASU 2011-02), and it is effective for interim and annual periods ending after June 15, 2011 for public companies and in calendar year 2012 for non-public entities. Additionally, companies will be required to adopt the disclosure requirements related to TDRs as required by ASU 2010-20, Disclosures about the Credit Quality of Financing Receivables and the Allowance for Credit Losses.

Why the new guidance is important:

The goal is to improve the comparability of financial statements by bringing more consistency to the accounting and reporting for TDRs, as these workouts are occurring more frequently in the aftermath of declining real estate values and the broad economic slowdown. On balance, the new guidance will mean that financial institutions will likely classify more (rather than fewer) loan modifications as TDRs. The guidance in the ASUs does not significantly change the accounting for impairment of TDRs; however, it does attempt to clarify the identification of what loan modifications constitute a TDR.

...click [HERE](#) to continue reading.

Featured Property

For Sale or Lease: Free Standing Building

601 General Washington Avenue
Norristown, PA 19403



To obtain a property brochure, click the picture above.

For more information or to arrange an inspection, please contact:

Beacon Commercial Real Estate, LLC

John Greenwald
jgreenwald@beaconcre.com

Taylor Young
tyoung@beaconcre.com

610-828-0100

Member Press Releases

Jett Excellence -

[Upcoming Event \(9/15\): Harleysville Strategic Plan-ting on 9/15 Following Successful Quakertown Meeting](#)

KW Commercial -

[Upcoming Event \(9/15\): Commercial Real Estate Mastermind](#)

TriState Realtors Commercial Alliance -

[TriState's Office is Moving as of September 1, 2011!](#)

If you are a member and have a Press Release that you would like to include in an upcoming issue of 'the INDICATOR', please submit it to [Carli Pio McCre](#).

About the INDICATOR:

Montgomery County Economic Development Corporation (MCEDC) is pleased to bring you an online version of their publication, the INDICATOR. As it has been since the beginning, this newsletter is dedicated to "providing the reader with information concerning national, state, and local developments in Montgomery County."

Disclaimer:

All information contained herein is from sources deemed reliable. Montgomery County Economic Development Corporation (MCEDC) makes no representations or warranties as to the suitability of this information for your own particular purpose,

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