

## Phoenixville Federal Bank & Trust

Phoenixville Federal Bank & Trust is a financially strong bank headquartered in Phoenixville, Pennsylvania with branches in Chester and Montgomery Counties. We provide a diverse portfolio of personal and business checking, savings and commercial and residential lending products and services, including wealth management and trust services. We are a mutually-owned community bank committed to improving the quality of life in the communities we have served for more than 100 years.

### About Commercial Lending

"Committed, Accomplished, Creative" describes our commercial lending team here at Phoenixville Federal Bank & Trust. With over 100 years of combined experience, this team of consummate professionals work tirelessly to find solutions for your borrowing needs. The bank offers a wide range of products and services for all phases of the business life cycle. From commercial loans and mortgages to construction loans and lines of credit, Phoenixville Federal will customize the loan that is right for you.



Located at 120 Main Street Phoenixville, PA

We want the businesses in our community to succeed. Successful businesses like yours contribute to a better community in the markets Phoenixville Federal serves. Whether you're starting or expanding your business, improving processes and equipment, or need working capital, we can help!

For additional information, please call 610.933.2655 and visit [www.PhoenixFed.com](http://www.PhoenixFed.com).



### Small Business, **BIG** Dreams

We have the resources you need to start, reinvent, or re-energize your business today!

**Mortgages | Construction Loans  
Business Loans / Lines of Credit**

Questions about your business lending needs?

Contact our Commercial Lending Team  
610.933.2655 | [CMLReferral@phoenixfed.com](mailto:CMLReferral@phoenixfed.com)



**PhoenixFed.com**



O'Donnell, Weiss & Mattei, P.C.



[www.owmlaw.com](http://www.owmlaw.com)

### Practice Areas

- Elder Law/Estate Planning
- Probate & Estate Administration
- Accident & Personal Injury
- Divorce, Custody and Support
- Special Needs Planning
- Business Planning
- Real Estate & Title Insurance
- Real Estate Settlements
- Zoning & Land Use Planning
- Criminal & DUI

### Legal Solutions for Pennsylvania Seniors

- Elder Law
- Long Term Care Planning
- Estates & Estate Planning
- Guardianships
- Protection of Seniors
- Veterans' Assistance
- Medicare & Medicaid Planning & Applications
- Special Needs Planning & Trusts

\*Certified as an Elder Law Attorney by the National Elder Law Foundation as authorized by the Pennsylvania Supreme Court



Rebecca A. Hobbs, CELA\*

Pottstown Office  
1503 Sunset Dr., Suite 201  
Pottstown, PA 19464  
(610) 323-2800

Phoenixville Office  
347 Bridge St., Suite 200  
Phoenixville, PA 19460  
(610) 917-9347

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## O'Donnell Weiss & Mattei, P.C.

O'Donnell Weiss & Mattei business lawyers work with small family businesses, large corporations, partnerships, joint ventures, sole proprietorships, limited liability companies and non-profit organizations. Clients can look to OWM for help navigating today's extremely demanding business environment, guiding them through business formation, drafting and negotiation of contracts and agreements, succession planning, etc. Consider OWM as part of your "business team" here to help you achieve your goals.

Reaching a successful outcome in any legal matter begins with OWM's commitment to open communication and a knowledge-based, team approach. In addition to our Business Group, we have four (4) other practice teams equipped to guide clients through their legal process — Real Estate/Title Insurance/Land Use; Elder Law/Special Needs Planning/Estate Planning/Estate Administration; Family Law/Divorce/Custody; and Criminal/DUI/Accidents/Civil Litigation.

Keeping up to date with the latest technology, while still maintaining personal relationships and providing individualized service, is part of what makes OWM unique. We are committed to making the experience of seeking legal help as comfortable as possible.

As active members of the TriCounty Area Chamber of Commerce, volunteers on many local Boards, and a sponsor of a multitude of community activities, OWM lawyers are committed to the communities in which we live and work.

Our fully staffed offices at 41 E. High Street in Pottstown, and 347 Bridge Street in Phoenixville, are open Monday through Friday for appointments. Since we are also a Title Agency, we hold commercial and residential real estate settlements in both offices as well.

Please visit our website [www.owmlaw.com](http://www.owmlaw.com) for additional information or call 610.323.2800 or 610.917.9347 and let our staff connect you with an attorney who can assist you.





## 100 Men of Phoenixville Successful first event leads to second event on October 15th

All nine “100 Men of Phoenixville” steering committee members, along with numerous volunteers, were in attendance to host their inaugural event held on April 2nd. The inaugural event was so successful that a second event will be on Wednesday, October 15, 2025 from 5 p.m. to 8 p.m. at the Phoenixville VFW Post 1564, 200 Starr St, Phoenixville, PA 19460.

The group now has 145 members. Three randomly selected charities from member nominations will have an opportunity to present their respective missions and activities within the Phoenixville School District geographical area. The inaugural event’s winners were Good Samaritan Services which received the top prize of \$9,940; Saint Nick’s Handyman Services, a non-profit handyman group that services other non-profits, received the second prize of \$2,840; and First United Methodist Church received the third prize of \$1,420 for their Kitchen Ministry which is open to all in need.

Frees Insurance once again will be donating the insurance coverage for the event. Phoenixville Federal Bank & Trust has helped with a matching grant for the operating and overhead funds of the group.

Robert Strunk, of R. Strunk Funeral Home and of co-founder of 100 Men of Phoenixville, said, “It never ceases to amaze

*me the overwhelming support I find within the Phoenixville community.”*

Joseph Scott McArdle, with Keller Williams Realty Group and the other co-founder, added, “It’s all about community, not just the money we raise locally and give back locally in a meaningful way, it’s about coming together. Some of us may be business competitors, though at the end of the day it’s our community and making it a better place is what really counts. These events are successful not just in the terms of money and awareness raised, and also in terms of the synergy that naturally flows from like-minded people networking together.”

Peter Urscheler, Mayor of Phoenixville and Vice President of the Phoenixville Jaycees Foundation, said, “The 100 Men of Phoenixville is a shining example of what makes this community so special — people coming together to create immediate and lasting impact. The generosity, collaboration, and spirit of service in that room were palpable, and I am proud to see our local leaders stepping up to support organizations doing such vital work in our community.”

The 100 Men of Phoenixville group raises money locally and gives it back locally to non-profit organizations that make a direct impact within the school district area.

For more information or to become a member, visit [100MenPhoenixville.com](http://100MenPhoenixville.com).

# It's Tax Season

No matter your tax situation, we're here to help make Tax Season a reason to celebrate.

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## As The Steel Site Goes, So Goes the Phoenixville Borough

The redevelopment of the former Phoenixville Steel site is now largely complete, and Phoenixville has been named the #1 Best Small Town to Live in the U.S. by Travel + Leisure Magazine.

The transformation began with residential townhomes. In 2004, demand was so high that buyers camped out overnight to secure homes. This influx of residents revitalized the town’s center, bringing disposable income and a renewed energy that led to the reopening of empty storefronts.

A second campout occurred over new downtown storefronts, further boosting sustainable local business. Ongoing public and private investment encouraged more people to live, work, and play in Phoenixville.

Developer “Sonny” D’Agostino, who built French Creek Homes, credited the success to strong cooperation from local officials. He described the project as surpassing all expectations.

Joseph Scott McArdle, a realtor involved in marketing the townhomes, called the original campout the turning point for Phoenixville’s renaissance. He promoted the homes as being within



“staggering distance” of Bridge Street’s bars and restaurants—a key selling point for first-time buyers. Originally priced at \$169,900, these homes now sell for around \$500,000.

McArdle also had earlier involvement with the site, trying to help convert the Foundry Building into a second location for Pulsations Nightclub. Although that project failed, the overall vision of blending residential and commercial development came to life—minus the nightclub—replaced by thriving breweries and eateries.

Barbara Cohen, former Chamber of Commerce director, helped preserve the historic Foundry Building. It now serves as a premier event venue and houses the Schuylkill River Heritage Center Museum.

