

**MINUTES OF THE MEETING OF THE BOARD OF THE REDEVELOPMENT
AUTHORITY OF THE COUNTY OF BERKS**

October 22, 2019

Chairman Glenn Yeager called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:33 P.M. on October 22, 2109 at the offices of the Redevelopment Authority of the County of Berks, 606 Court Street, 3rd Floor, Reading, Pennsylvania.

The following Board members were present during the meeting:

Glenn Yeager
Eileen Kastura
Diodato Bassano
Pellegrino Orlando
Thomas Ruth

Chairman Yeager declared a quorum of Board members present.

Also in attendance were:

Joan E. London, Esquire of Kozloff Stoudt, Solicitor
Kenneth L. Pick, Executive Director
Kathy Miller, Fiscal Officer
Kathy Heckman, Executive Assistant
Tom Dachowski, Housing Director
Pamela J. Cala, Esquire of Kozloff Stoudt, Solicitor (via teleconference)

Upon motion made by Eileen Kastura and seconded by Thomas Ruth all members of the Board present, except Pellegrino Orlando who abstained due to his absence from said meeting, voted to approve the July 23, 2019 minutes of the Board of this Authority.

Upon motion made by Eileen Kastura and seconded by Diodato Bassano all members of the Board present, except Pellegrino Orlando and Glenn Yeager who

abstained due to their absence from said meeting, voted to approve the September 24, 2019 minutes of the Board of this Authority.

Diodato Bassano, Treasurer of this Authority, presented the Profit & Loss Statement for the period of January 1, 2019 through September 30, 2019 and the Balance Sheet as of September 30, 2019. A copy of said report is attached to these Minutes. Upon motion by Glenn Yeager and seconded by Thomas Ruth, all Board members present voted to accept the report of the Treasurer, including said Profit & Loss Statement and Balance Sheet, subject to audit.

Diodato Bassano then presented the list of payments to creditors representing the period of October 1, 2019 through October 22, 2019. A copy of said report is attached to these Minutes. Upon motion by Eileen Kastura and seconded by Glenn Yeager, all Board members present voted to approve the list of payments to creditors.

There were no communications.

There were no committee reports presented.

Kathy Heckman then gave a brief report on the "Next Step Program." Mrs. Heckman advised the Board that, to date, there are seventeen (17) active contracts, with no changes in the past month.

Pick gave a brief update on the Colebrookdale Railroad. Mr. Pick advised the Board that he has been advised by Nathaniel Guest that trains have been full during this Fall Season. Ridership, especially on daytime train excursions, has increased since last year, and trains are regularly selling out. There will need to be changes made to the ticketing program, since it has been allowing overbooking

Mr. Pick reported on the following additional developments with respect to the Colebrookdale Railroad:

- The Railroad is still working on plans and specifications for the Transloading Facility.
- The Borough of Boyertown approved the Colebrookdale subdivision plan on October 7, 2019. Mr. Pick added that the subdivision plan will be circulated among the various property owners for execution and recordation, as well as related documentation to eliminate some remnant title issues and create necessary easements related to the Colebrookdale Railroad and adjacent properties.
- The first payment has been made on "The Diplomat." It has not yet arrived in Boyertown, due to a PennDOT road closure, but is expected shortly. Justin has been working on the renovation design.
- There is one issue outstanding with the insurance company on the bridge repairs, which is lost revenue. This is not impacting payment for or progress on the repairs.

Mr. Pick advised that there is nothing new to report on the Armorcast Redevelopment Area.

Mr. Dachowski gave a brief report on Housing Programs:

- 310 North 4th Street - all electrical and mechanical items have been completed.

- 1408 Meade Street is a lot which will be utilized for construction of a new home, and the matter is going through the permitting process with the City of Reading.
- 517 East Lancaster Avenue - A new apartment, which will be Apartment "E," is being constructed. All permits are in place, and the contractor is ready to commence the work.
- 203 Cinder Street (former blighted property) - Purchased at tax sale by this Authority, and demolition of structure is complete, with all permits in place.

Then Vice Chair Kastura reported that the Blighted Property Review Committee will hold its next bi-monthly meeting on November 19, 2019 at 2:30 p.m., at which time the Committee will review the following:

- New referral to the Blighted Property Review Committee of the property at 333 North Church Street, Lower Heidelberg Township;
- Possible purchase of a property in Mohrsville for purposes of rehabilitation.

Under Miscellaneous Items, Ken Pick advised the Board that the Redevelopment Authority sold the properties located at 80 and 84 West Wesner Road to Berks Housing Opportunities. These properties transferred on Friday, October 18, 2019. The purchase price was Two Hundred Thousand Dollars (\$200,000.00), with the Redevelopment Authority taking back a mortgage of One Hundred Thousand Dollars (\$100,000.00). Mr. Pick also reported that there had been two (2) Redevelopment Assistance Capital

Program (RACP) applications submitted. The first was for the Colebrookdale Railroad, and the other was for the West Run Business Park. Two other RACP applications are in progress, which are for Boscov's Artists' Housing, and Sheetmetal Workers' Union. Mr. Pick thanked Kathy Miller for her assistance.

Under New Business, Ken Pick presented the following:

- (1) A First Amendment to Funding Agreement with Family Promise to provide an additional \$4,330.68 from the federal ESG Program for homelessness prevention and rapid re-housing. A motion was made to approve the execution of said First Amendment by Glenn Yeager, seconded by Diodato Bassano. All Board members present voted to approve the motion to execute the First Amendment with Family Promise. A copy of said First Amendment is attached to these minutes; and
- (2) Resolution No. 2019-12 for the acquisition of 1951 Woodvale Avenue, Mt. Penn, Berks County, Pennsylvania. A motion was made to approve the approval and adoption of said Resolution No. 2019-12 by Eileen Kastura, seconded by Diodato Bassano. All Board members present voted to approve the motion to adopt Resolution No. 2019-12. A copy of said Resolution is attached to these minutes; and
- (3) A Funding Agreement with Berks County Nonprofit Development Corporation related to the property located on Floret Avenue, Muhlenberg Township, Berks County, Pennsylvania. A motion was made to approve the execution of said Agreement by Glenn Yeager, seconded by Thomas Ruth. All

Board members present voted to approve the motion to execute the Agreement with Berks County Nonprofit Development Corporation. A copy of said Agreement is attached to these minutes; and

(4) A Funding Agreement with Berks County Nonprofit Development Corporation to provide \$150,000.00 for the acquisition of properties. A motion was made to approve the execution of said Agreement by Eileen Kastura, seconded by Diodato Bassano. All Board members present voted to approve the motion to execute the Agreement with Berks County Nonprofit Development Corporation. A copy of said Agreement is attached to these minutes; and

(5) Acceptance of a \$2,350,000.00 grant from EDA of the United States Department of Commerce for the water and sewer improvements at the Titus Station Project site and execution of the EDA grant agreement by Kenneth L. Pick as the Executive Director of this Authority. This Authority is the co-applicant for the grant, with Recycle the World, Inc. and it is a reimbursement grant, with Recycle the World, Inc. to make expenditures, document applicable regulatory and grant terms compliance, and be reimbursed. A motion was made by Glenn Yeager and seconded by Thomas Ruth to accept the EDA grant and authorize Mr. Pick to sign the grant agreement. All Board members present voted to approve the acceptance of the EDA grant in the amount of \$2,350,000.00 for the Titus Station Project and the execution of the grant agreement by Mr. Pick. A copy of said agreement is attached to these minutes; and

- (6) An Administrative Agreement with Recycle the World, Inc. related to the administration of the \$2,350,000.00 EDA grant for the Titus Station Project and its execution by Kenneth L. Pick as the Executive Director of this Authority. This Authority will receive a one percent (1%) fee for supervision of compliance. A motion was made to approve the execution of said Agreement by Diodato Bassano, seconded by Glenn Yeager. All Board members present voted to approve the motion to execute the Agreement with Recycle the World, Inc. by Kenneth L. Pick as the Executive Director of this Authority. A copy of said Agreement is attached to these minutes; and
- (7) Execution of the Colebrookdale Railroad subdivision plan by Kenneth L. Pick as the Executive Director of this Authority. A motion was made to approve the execution of said subdivision plan by Glenn Yeager, seconded by Eileen Kastura. All Board members present voted to approve the motion to execute the subdivision plan by Kenneth L. Pick as the Executive Director of this Authority. A copy of said subdivision plan is attached to these minutes.

There being no further business of this Authority, a motion was made by Glenn Yeager to adjourn the meeting of this Authority. The motion was seconded by Eileen Kastura and all members of this Authority present voted in the affirmative. The next meeting of the Authority will be November 19, 2019. This meeting was adjourned at 5:25 p.m.

Pellegrino Orlando, Secretary