

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

November 17, 2020

Chairman Glenn Yeager called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 3:19 P.M. on November 17, 2020 via a Zoom meeting.

1. Roll Call:

The following Board members were present during the meeting:

Glenn Yeager, Chairman
Eileen Kastura, Vice Chairperson
Diodato Bassano, Treasurer
Thomas Ruth, Assistant Secretary/Treasurer

Also in attendance were:

Kenneth Pick, Executive Director
Peter Battaglia, Deputy Director
Kathy Heckman, Executive Assistant
Kathy Miller, Fiscal Officer
Thomas Dachowski, Housing Director
Daniel P. Becker, Esquire of Kozloff Stoudt, Solicitor

2. Reading and approval of minutes of the meeting of 10/27/20:

Upon motion made by Glenn Yeager and seconded by Thomas Ruth, all members of the Board present voted to approve the October 27, 2020 minutes of the Board of this Authority.

3. Report of Treasurer:

Diodato Bassano presented the Profit & Loss Statement and the Balance Sheet as of October 31, 2020. 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 accept the report of the Treasurer, including said Profit & Loss Statement and Balance Sheet, subject to audit.

4. Bills and Communications:

Diodato Bassano presented the list of payments to creditors representing the period of November 1, 2020 through November 18, 2020. 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 ratify the list of payments to creditors.

There were no communications.

5. Reports of Committees:

There were no committee reports presented.

6. Unfinished Business:

a. Next Step Program & Rentals:

Kathy Heckman then gave a brief report on the "Next Step Program." There are 10 Next Step rent assistance contracts that will be paid through the end of December 2020. At that time, the final payments will be process and the two year program will end.

b. Colebrookdale Railroad:

Ken Pick advised that the Authority hired National Rail Consulting Group to review the report prepared by R.L. Banks & Associates. National Rail will determine if the projections contained in R.L Banks' report are accurate and reasonable. Their report will be ready for the December Board meeting. Mr. Pick then advised that he and Nathaniel Guest are currently working on the \$40,000,000 loan application. Mr. Pick reported that the Railroad is running at 50% capacity and excursion tickets are sold out through the end of this year. Mr. Pick also advised that the "Diplomat" railroad car will be delivered to the Railroad by the end of the year and the restoration of the railcar will begin. Mr. Pick expects that it will take 12 to 18 months to complete the railcar restoration.

c. Armorcast R.A.:

No report.

d. BCNDC Housing:

Thomas Dachowski advise of the following:

- i. 1408 Meade Street. This project is new construction. The interior is approximately 90% finished, bathroom fixtures are being installed, forms are in for the sidewalk and driveway and the seeding should be complete by the end of the week.

- ii. 367 Mohrsville Road. This project is approximately 90% finished. This project is a larger property that required extensive exterior work.
- iii. 1951 Woodvale Avenue. Settlement on this property occurred Friday, November 13, 2020. The roof work will be completed within a week. The property will be cleaned out and rehabilitated.
- iv. 921 Crestview Avenue. Settlement on this property occurred on November 13, 2020. This property is part of the program to provide housing for the homeless who are being tested or have tested positive for COVID. The property will be painted and new flooring will be installed.
- e. Small Business Restart Grant ("SBRG") Program: Peter Battaglia advised that a total of 87 applications were received, of which 28 were approved, 56 were denied, and 3 are pending. Mr. Battaglia and Mr. Pick will work on a proposal for how to utilize the remaining funds. Mr. Pick mentioned that NHS was a great program partner.
- f. Rent Relief Program: Kathleen Heckman advised that final program applications were due on November 4, 2020. Final payments will be processed this month and the program will end on November 30, 2020. There were 705 applications received, of which 344 were approved and 361 denied. The reason for the denied applications was due to missing the required documentation.
- g. Miscellaneous Items: None

7. New Business:

- a. **Approval of Resolution No. 2020-07 authorizing the purchase of 10 Mayberry Avenue, Muhlenberg Township for \$143,000 by the Berks County Nonprofit Development Corporation**. A motion was made by Glenn Yeager and seconded by Diodato Bassano, all Board members present voted in the affirmative to approve the Resolution.
- b. **Purchase of (4) four trailers and authorization of Kathy Miller to Execute Documents on behalf of the Authority with respect to the Purchase of the Trailers**. A motion was made by Glenn Yeager and seconded by Eileen Kastura, all Board members present voted in the affirmative to approve the purchase of the trailers and authorization of Kathy Miller to execute all documents necessary on behalf of the Authority with respect to the purchase of the trailers.

8. Miscellaneous:

- a. RACP Grant for St. Joseph's Hospital Cardiac Catherization Laboratory.

Mr. Battaglia advised that he received a communication from ECON Partners requesting the status of the matter. Mr. Battaglia reached out to Solicitor Becker, who sent an email and attempted to contact Jake Theis by telephone. As of this meeting, Mr. Theis has not responded to Solicitor Becker's emails or telephone call. Solicitor Becker will report at the next meeting, if he receives a response from Mr. Theis.

9. Executive Session.

At 4:04 p.m., the Board entered into executive session. No action was taken.

10. Adjournment:

There being no further business of this Authority, a motion was made by Eileen Kastura to adjourn the meeting of this Authority. The motion was seconded by Thomas Ruth and all members of this Authority present voted in the affirmative. The next meeting of the Board will be December 15, 2020. This meeting was adjourned at 4:20 p.m.

Glenn Yeager, Chairman