

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

January 23, 2018

Glenn Yeager called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:30 p.m. on January 23, 2018 in the Neversink Room, 14th Floor, Berks County Services Center, 633 Court Street, Reading, Pennsylvania.

The following Board members were present for the meeting:

Glenn Yeager, Chairman
Barry Rohrbach, Secretary
Eileen Kastura, Vice Chair
Pellegrino Orlando, Assistant Secretary/ Assistant Treasurer

Mr. Bassano was absent. Chairman Yeager declared a quorum of Board members present.

Also in attendance were:

Kenneth L. Pick, Executive Director
Kathy Miller, Fiscal Officer
Tom Dachowski, Housing Director
Joan E. London, Kozloff Stoudt, Solicitor
Pamela J. Cala, Kozloff Stoudt, Solicitor (present by phone)

As this meeting was the first meeting of 2018, the first order of business was Reorganization. Ms. London acted as Temporary Chair. Upon motion by Eileen Kastura, second by Barry Rohrbach, Glenn Yeager was nominated as Chairman. After closure of the nominations, the Board voted unanimously to elect Mr. Yeager as Chairman for 2018. Upon motion of Barry Rohrbach, second by Glenn Yeager, Eileen Kastura was nominated for Vice Chair. After closure of the nominations, the Board voted unanimously to elect Ms. Kastura as Vice Chair for 2018. Upon motion of Glenn

Yeager, second by Eileen Kastura, Barry Rohrbach was nominated for Secretary. After closure of nominations, the Board voted unanimously to elect Mr. Rohrbach as Secretary for 2018. Upon motion of Glenn Yeager, second by Pellegrino Orlando, Theodore Bassano was nominated for Treasurer. After the closure of nominations, the Board voted unanimously to elect Mr. Bassano as Treasurer for 2018. Upon motion of Eileen Kastura, second by Glenn Yeager, Pellegrino Orlando was nominated for Assistant Secretary/Assistant Treasurer. After the closure of nominations, the Board voted unanimously to elect Mr. Orlando as Assistant Secretary/Assistant Treasurer for 2018.

With the Board Reorganization completed, Mr. Yeager assumed the Chair. Upon motion of Glenn Yeager, second by Barry Rohrbach, and unanimous vote of the Board, Kenneth Pick was appointed as Executive Director for the Redevelopment Authority for 2018. Upon motion of Glenn Yeager, second by Barry Rohrbach, and unanimous vote by the Board, Kozloff Stoudt, Professional Corporation was named as Solicitor for the Redevelopment Authority for 2018.

The vote on the Minutes of the meeting of December 21, 2017 will be deferred to the February meeting agenda, due to lack of a quorum as to who can vote on the Minutes.

Kathy Miller presented the Monthly Financial Report for the period ending December 31, 2017, which included a Profit & Loss Statement and Balance Sheet. A copy of the Report is attached to these Minutes. Upon motion by Eileen Kastura,

second by Glenn Yeager, all Board members present voted to accept the Financial Report.

At 4:37 p.m., the Board recessed into Executive Session to discuss a pending litigation matter. The Board came back into the regular meeting at 4:57 p.m.

Ms. Miller then presented the list of invoices to creditors through January 22, 2018. Upon motion made by Chairman Yeager, second by Eileen Kastura, all Board members present voted to approve the payment of said invoices.

Ken Pick reported for "Communications" of a grant in the amount of \$250,000 for a project at Albright.

There were no Committee Reports to present.

Kathy Miller reported on the Next Step Program and Rentals. Mrs. Miller informed the Board that two (2) new contracts providing for rental assistance have been signed in 2018 already, and that there was a new tenant at the Lancaster Avenue property and that 2535 Fairview Avenue was occupied as of January 1, 2018.

Ken Pick reported on the Colebrookdale Spur, and advised that the Pottstown Station work was continuing.

Ken Pick reported that there was nothing new to report on Armorcast.

Tom Dachowski's report on the Housing Programs was deferred to the Berks County Non-Profit Development Corporation meeting to take place immediately after this meeting.

Tom Dachowski reported that the Blighted Property Review Committee meeting, scheduled for 2:30 p.m. on this date, had been cancelled for lack of a quorum.

Under New Business, Ken Pick presented the following items, which were acted on by the Board as set forth below:

(a) Funding Agreement with Colebrookdale Railroad Preservation Trust for \$150,000 towards development of the Pottstown Station- Glenn Yeager moved that the Board approve the Funding Agreement, with second by Eileen Kastura. The Board voted unanimously to enter into the Funding Agreement.

(b) Selection of Commercial Realtor - Ken Pick reported that he had mailed requests for proposals to eight (8) local commercial real estate firms, and two (2) of them, Pagoda Real Estate and NAI Keystone, responded with proposals. Mr. Pick recommended the selection of NAI Keystone, for the purpose of assistance with location and purchase of properties. After motion by Chairman Yeager, second by Barry Rohrbach to select NAI Keystone, subject to Solicitor approval of the agreement(s), the Board voted unanimously to select NAI Keystone.

(c) Resolution #2018-01 - Motion was made by Barry Rohrbach, second by Eileen Kastura, to purchase the property on the Berks County Repository List along Valley Road in Amity Township for the sum of Five Hundred and 00/100 Dollars (\$500.00). Motion was adopted unanimously.

(d) Approval of 2017 Audit Proposal - Upon motion by Glenn Yeager, second by Eileen Kastura, the Board voted unanimously to adopt the proposal of William G. Koch & Associates to conduct the 2017 Audit as reviewed and revised by the Solicitor.

(e) Approval of 2018 Operating Budget (attached) – Ken Pick reviewed the proposed 2018 Operating Budget with the Board. Upon motion by Glenn Yeager, second by Barry Rohrbach, the Board voted unanimously to approve the 2018 Operating Budget.

(f) Consulting Agreement with Stone Consulting – This agreement addresses feasibility of transport of ash by rail to the Earl Township Landfill. Upon motion by Glenn Yeager, second by Barry Rohrbach, the Board voted unanimously to enter into the agreement at a cost not to exceed Twenty Five Thousand Dollars (\$25,000), subject to Solicitor review.

On motion to adjourn by Eileen Kastura, second by Barry Rohrbach, and approved unanimously, the meeting was adjourned at 5:19 p.m.

Barry Rohrbach, Secretary