

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

July 24, 2018

Chairman 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 July 24, 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 A. Yeager, Chairman
Barry Rohrbach, Secretary
Theodore Bassano, Treasurer
Pellegrino Orlando, Assistant Secretary/ Assistant Treasurer

Vice Chair Eileen Kastura was absent. Chairman Yeager declared a quorum of Board members present.

Also in attendance were:

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

The Minutes of the meeting of June 26, 2018 were presented. Upon motion by Chairman Yeager and second by Theodore Bassano, the Minutes were approved by 4-0 vote of members present.

Chairman Yeager announced that there would be an Executive Session on matters involving litigation, personnel and real estate. The Board went into Executive Session at 4:40 p.m. At 5:20 p.m., the Board came back into the open meeting.

Theodore Bassano presented the Report of the Treasurer for the period ending June 30, 2018, which included a Profit & Loss Statement and Balance Sheet. A copy of the Report is attached to these Minutes. Upon motion by Chairman Yeager, second by Barry Rohrbach, all Board members present voted to accept the Report of the Treasurer.

Theodore Bassano then presented the list of invoices to creditors through July 24, 2018, a list of which is attached to these Minutes. Upon motion made by Chairman Yeager, second by Barry Rohrbach, all Board members present voted to approve the payment of said invoices.

Ken Pick reported that there were no Communications or Committee Reports to present.

Kathy Heckman reported on the Next Step Program and Rentals. Mrs. Heckman informed the Board that there are currently twenty-five (25) rental subsidy contracts in place, with one (1) new one starting in July, 2018. On Rentals, Mrs. Heckman reported that there was no new activity.

Ken Pick reported on the Colebrookdale Spur, and advised that he, Nathaniel Guest and Lee Olsen continue to work on the final design for the Pottstown Station and that, once completed, will be sent out for bids. Mr. Pick informed the Board that the Colebrookdale Railroad had recently received commitments for up to sixty (60) carloads

of freight. Mr. Pick added that Nathaniel Guest will be receiving a “Doodle Bug” from New Jersey for use in transporting smaller groups of people. Mr. Pick explained that this type of railroad passenger car is capable of operating on its own and looks like a trolley on wheels and will hold up to fifty (50) people. Lastly, Mr. Pick stated that a Model A Ford is being donated to the Colebrookdale Railroad.

Ken Pick reported on Armorcast that the gas-fired power station is still under construction and the project is going well.

Tom Dachowski then reported on Housing Projects and the Blighted Property Review Committee. Mr. Dachowski advised the Board that the property located at 528 Birch Street now has a tenant. He also stated that the rehabilitation of 2537 Fairview Avenue is underway now that the additional plans for a second story bedroom have been completed. Mr. Dachowski then reported that the construction of the new home at 523 Greenwich Street is almost complete and provided pictures of this property to the Board members. Mr. Dachowski also stated that the meeting of the Blighted Property Review Committee was held at 2:30 today and that approvals were given to send Determination Hearing notices to the property owners and lenders for 127 Gaul Street, Borough of Wernersville, PA., 113 Gerald Avenue, Cumru Township, PA., and 150 Hartman Avenue, Cumru Township, PA.

Under miscellaneous matters, Mr. Pick reported that the Hamburg Center will be closing soon and the remaining tenants are being relocated. Mr. Pick added that he is still waiting to hear from representatives of the Commonwealth of Pennsylvania regarding their interest in having this Authority acquire and redevelop the property.

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

(a) Adoption of Resolution No. 2018-4 (a copy of which is attached to these minutes) for the approval to sell four (4) of the Sunshine Homes, namely 3823 Hilltop Road and 3819 Hilltop Road, Muhlenberg Township, and 80 West Wesner Road and 84 West Wesner Road, Maiden creek Township, to Berks Housing Opportunities, Inc. for a purchase price of \$400,000.00, and to provide a \$300,000.00 loan from this Authority to the purchaser at an interest rate of one percent (1%). After motion by Chairman Yeager, second by Theodore Bassano, the Board voted unanimously to adopt said Resolution.

(b) Approval of an Amendment to Services Agreement between this Authority and the County of Berks. Mr. Pick explained that in light of the upcoming move from the County Services Center to 606 Court Street, many of the services provided by the County of Berks to this Authority will no longer be necessary and, therefore, the fees paid under the Service Agreement need to be modified to reflect that change. Barry Rohrbach moved that the Board approve the execution of the Amendment, with second by Pellegrino Orlando. The Board voted unanimously to approve the execution of said Amendment.

(c) Approval to create the position and job description for a Deputy Director of this Authority to assist the Executive Director with the administration of this Authority and to proceed with a search for a candidate to fill such position. Upon motion made by Chairman Yeager, with second by Barry

Rohrbach, all Board members presented voted unanimously to approve said motion.

(d) Approval to authorize the execute various lease, contracts and purchase orders in connection with the relocation of this Authority to 606 Court Street, Reading, Pennsylvania, including but not limited to a contract with Burkey Construction for renovation and remodeling work in the amount of \$24,931.00, a contract with Comcast for internet and phone service in the amount of \$359.20 per month, a purchase order with Interior Workplace Solutions for furniture in the amount of \$12,254.00, a contract with Stratix for copier equipment in the amount of \$3,780.00, a purchase order with Lynx Computer Technologies, Inc. for computers in the amount of \$7,628.00 and a lease/purchase agreement with Lenovo for a server in the amount of \$526.41 per month. Upon motion made by Chairman Yeager, with a second by Theodore Bassano, all Board members present voted to approve the execution of such leases, contracts and purchase orders.

(e) Authorization to file suit against JSK Pottstown, LLC for trespass and ejectment for unauthorized encroachment of its sewer line on the Colebrookdale Railroad property if a satisfactory license agreement cannot be negotiated with them. Upon motion by Barry Rohrbach, second by Theodore Bassano, the Board authorized the filing of such suit.

Following the conclusion of the meeting of the Board of this Authority, Kenneth Pick presented Barry Rohrbach with a retirement gift and card in honor of his

contributions and many years of service to this Authority and the Berks County community. Mr. Pick's presentation was followed by complimentary statements and well wishes from the Board members and Solicitors in attendance.

On motion to adjourn by Chairman Yeager, second by Theodore Bassano, and approved unanimously, the meeting was adjourned at 5:40 p.m.

Pellegrino Orlando, Asst. Secretary