

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

July 26, 2022

Chairman, Glenn Yeager called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:40 P.M. on July 26, 2022 at the offices of the Redevelopment Authority of the County of Berks, 400 E. Wyomissing, Avenue, Ground Floor, Suite 2, Mohnton, Pennsylvania 19540 and via Zoom telecommunications.

1. **Roll Call:**

The following Board members were present during the meeting:

Glenn Yeager, Chairman
Eileen Kastura, Vice Chair
Diodato Bassano, Treasurer
Thomas Ruth, Secretary
Jorge Diaz, Assistant Treasurer/Assistant Secretary

Also in attendance were:

Kenneth Pick, Executive Director
Daniel P. Becker, Esquire of Kozloff Stoudt, Solicitor
Kathy Heckman, Executive Assistant
Kathy Miller, Fiscal Officer
Thomas Dachowski, Housing Director
Joshua Lewis, Facilities & Housing Manager
Kyre Maxwell, Redevelopment Generalist
Pauline Klopp, Redevelopment Generalist

2. **Reading and approval of minutes of the meeting of June 28, 2022:**

Upon motion made by Thomas Ruth and seconded by Diodato Bassano, all members of the Board present voted to approve the June 28, 2022 minutes.

3. **Report of Treasurer:**

Diodato Bassano presented the Profit & Loss Statement and the Balance Sheet as of June 30, 2022. A copy of the report is attached to these Minutes. Upon motion by Glenn Yeager and seconded by Eileen Kastura, 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 July 1, 2022 through July 26, 2022. A copy of the report is attached to these Minutes. Upon motion by Glenn Yeager and seconded by Eileen Kastura, all Board members present voted to approve the list of payments to creditors.

There were no communications.

5. **Reports of Committees:**

There were no committee reports presented.

6. **Unfinished Business:**

a. **Rentals**

Kathy Heckman again stated that Ambiance Salon is scheduled to reopen for business on August 1st. There were a few tenant issues at the E. Lancaster Avenue apartment buildings that were reported and rectified by maintenance.

b. **Housing Projects.** Mr. Dachowski advised the following:

- i. 544 S. 6th Street. The property rehabilitation has been completed. Property was sold with settlement date on July 22, 2022.
- ii. 614 Spruce Street. The property rehabilitation on this house should be completed by September 1, 2022.
- iii. 616 Spruce Street. The property rehabilitation should be completed by mid-September, 2022
- iv. 201 S. 17th Street. This property was purchase by BCNCD and will be leased to Family Promise. The lease will be effective tentatively on September 1, 2022.
- v. 1007 Floret Avenue. The property is new construction. Rehab is underway and moving along as planned.
- vi. 10 Mayberry Avenue. This property had been used for COVID housing. The property has been sold with settlement occurring on July 15, 2022.
- vii. 1805 Portland Avenue. This property was one of the Sunshine Homes purchased several years ago by the Authority. The house is vacant and in

process of being rehabilitated. It will be sold to Berks Housing Opportunities for low/moderate income housing.

- viii. 2438 McKinley Avenue. The property had been blighted and was certified to the Redevelopment Authority for reuse. The house was demolished and a new house will be constructed on the building lot.
- ix. 333 N. Church Road. This property had also been blighted and was certified to the Redevelopment Authority for reuse. The structure is getting prepared to be demolished and the land cleared.

b. **Colebrookdale Railroad:** Mr. Pick advised of the following:

- i. Work continues on the Boyertown Transload facility. Nine utility poles have been moved at a cost of \$195,000. Contractor can now complete Phase I of the work on the facility. Mr. Pick, Nathaniel Guest and Stone Consulting are working on the documentation for the CRISI Grant as well as the RIF loan with a potential to close on the loan and grant in 2023.

c. **Commercial Projects.** Josh Lewis gave a brief report on the following commercial projects:

- i. Schaeffer Street. Someone back their car into the sign. The fire alarm has been put online since our last meeting in June. The parking lot will need work before winter.
- ii. Walnut Street properties. Veterans' Housing project has gotten approved through zoning. Josh met with the city inspector and fire marshal regarding maintaining the stairs and the fire escapes.
- iii. Oley Road. Contractor is working on the pump house in Oley. There is no public water or sewer. May need to install a water tank onsite.
- iv. South Campus. The back of the building will be demolished. A bid package has been sent out to contractors for the first phase of the warehouse. MDJ office plumbing is completed. County Elections wants the office completed by April 1, 2023 before the next primary.

d. **Emergency Rental Assistance Program (ERAP).** Kyre Maxwell advised of the following statistics since May's board meeting:

- i. There are 214 new applications, 196 applications pending various information, 1,096 have been withdrawn, 235 are in payment status with BCRA, 584

reapplications needed, 933 applications have been approved for an additional 3 months and 697 participants have ended assistance after 12-18 months.

- e. **Amorcast.** Mr. Pick advised the Board of the following:

The Authority is still waiting for the owner to sign the settlement documents. The owner will be able to take any of his possessions from the building. The building will then be cleared out and demolished.

- f. **Discussion to honor Barry Rohrbach, (deceased) former Secretary of the Redevelopment Authority of the County of Berks.**

A motion was made by Glenn Yeager and seconded by Eileen Kastura to donate \$100.00 to Crime Alert Berks in honor of Barry Rohrbach. All Board members present voted in the affirmative to approve the motion.

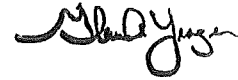
7. **New Business:**

- a. Amendment #1 to the lease with the Borough of Boyertown to accommodate the coke storage areas. A motion was made by Glenn Yeager and seconded by Thomas Ruth awaiting Solicitor's review and approval, all Board members present voted in the affirmative to approve the Amendment.
- b. **Resolution #2022-5.** Authorizing the sale of 10 Mayberry Avenue, Muhlenburg Township for \$189,900 to Elideth Gonzalez-Munoz and authorizing various officials to execute related documents. A motion was made by Deodato Bassano and seconded by Thomas Ruth to approve Resolution 2022-5, all Board members present voted in the affirmative to approve the Resolution.
- c. Funding Agreement with Berks Housing Opportunities, Inc. providing \$101,000 from the County's federal HOME Program towards the purchase of 1805 Portland Avenue, West Lawn. A motion was made by Glenn Yeager and seconded by Eileen Kastura, all Board members present voted in the affirmative to approve the Resolution.
- d. Housing Rehabilitation Generalist position. A motion was made by Eileen Kastura and seconded by Diodato Bassano, all Board members present voted in the affirmative to approve hiring Tyler Reese to fill the position of Housing Rehabilitation Generalist.

8. **Adjournment:**

There being no further business of this Authority, a motion was made by Thomas Ruth 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 Board will be August 23, 2022. This meeting was adjourned at 5:05 p.m.



Glenn Yeager, Chairman