

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

November 16, 2021

Chairman Glenn Yeager called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 3:30 P.M. on October 26, 2021 via a Zoom meeting.

**1. Roll Call:**

The following Board members were present during the meeting:

Eileen Kastura, Vice Chairperson  
Diodato Bassano, Treasurer  
Thomas Ruth, Assistant Secretary/Treasurer  
Jorge Diaz, Secretary

Also in attendance were:

Kenneth Pick, Executive Director  
Kathy Heckman, Executive Assistant  
Kathy Miller, Fiscal Officer  
Thomas Dachowski, Housing Director  
Daniel P. Becker, Esquire of Kozloff Stoudt, Solicitor  
Joshua Lewis, Facilities & Housing Manger  
Kyre Maxwell, Redevelopment Generalist  
Peter Edelman, Esquire  
Michael Vind

**2. Reading and approval of minutes of the meeting of 10/26/21:**

Upon motion made by Eileen Kastura and seconded by Diodato Bassano, all members of the Board present voted to approve the October 26, 2021 minutes of the Board.

**3. Report of Treasurer:**

Diodato Bassano presented the Profit & Loss Statement and the Balance Sheet as of October 31, 2021. A copy of the report is attached to these Minutes. Upon motion by Eileen Kastura 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.

**4. Bills and Communications:**

Diodato Bassano presented the list of payments to creditors representing the period of October 29, 2021 through November 17, 2021. A copy of the report is attached to these Minutes. Upon motion by Eileen Kastura and seconded by Thomas Ruth, 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. No report.

b. Colebrookdale Railroad:

Mr. Pick advised the deadline to receive bids for the Boyertown transload facility project has been moved to the end of November. There have been 16 firms who have picked up bid packets. Mr. Pick further advised that the Authority's Diplomat car is being used as the "Ghost Train of Christmas Past".

c. Emergency Rental Assistance Program ("ERAP"). Mr. Maxwell advised that there are currently 3,869 applications in the portal in various stages of completion. There have been 187 applications denied, 972 being paid to households and 30 which have been fully paid.

d. Armorcast R.A.

No report.

e. Hamburg Center.

Mr. Pick advised that he will be meeting with General Administrative Services and Senator Argall's office on Monday, November 22, 2021.

**7. New Business:**

a. Resolution #2021-11 related to a \$1,000,000 grant from the Pennsylvania RACP for the Indoor Equipment Training project of IUOE Local 542 JATC.

Mr. Pick explained IUOE received grant from RACP, and the Authority is the flow through. A motion was made by Diodato Bassano and seconded by Eileen Kastura, all Board members present voted in the affirmative to approve the Resolution.

- b. **Agreement with the County of Berks related to the IUOE Local 542 indoor equipment training project.** Mr. Pick advised since the Authority is a not a taxing body, they need the County as a taxing body to agree to guarantee to pay any costs or expenses not covered by the grant. A motion was made by Thomas Ruth and seconded by Eileen Kastura, all Board members present voted in the affirmative to approve the Agreement.
- c. **Agreement with IUOE Local 542 for the indoor equipment training project.** A motion was made by Diodato Bassano and seconded by Thomas Ruth, all Board members present voted in the affirmative to approve the Funding Agreement.
- d. **Resolution #2021-12 authorizing up to \$4,200,000 in tax-free financing for the South Campus project of BCNDC.** Peter Edelman, Esquire, Bond Counsel, advised the Board that the Authority is acting as a conduit for the Berks County Nonprofit Development Company in order to receive a \$4,200,000 tax-free loan for the improvements and renovations at the South Campus. Mr. Edelman further advised that the loan will be secured by lease payments made by the County of Berks. The Resolution authorizes the Authority to execute any and all documents necessary in order to facilitate the borrowing. A Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing was held today as required by the Internal Revenue Code, at which Mr. Pick and Solicitor Becker were present. There were no public participants at the hearing, and was documented in the minutes of the hearing. The next step is to receive approval from the Board of the County Commissioners, which Mr. Pick advised is scheduled for later this week. Michael Vind, Managing Director of FSL Public Finance, LLC advised that a request for bids was issued in late October. Mr. Vind further advised that 16 institutions received the invitation to bid and the bid documents. The deadline to submit a proposal is November 23<sup>rd</sup>, after which Mr. Vind will review and provide a summary to the BCNDC Board. Mr. Vind anticipates closing on the loan will be before the end of the year. A motion was made by Thomas Ruth and seconded by Diodato Bassano, all Board members present voted in the affirmative to approve the Resolution.
- e. **Resolution #2021-13 appointing Jorge Diaz to the Board of the Berks County Nonprofit Development Corporation.** A motion was made by Eileen Kastura and seconded by Thomas Ruth, all Board members present voted in the affirmative to approve the Resolution.

**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 Diodato Bassano and all members of this Authority present voted in the affirmative. The next meeting of the Board will be December 14, 2021. This meeting was adjourned at 4:00 p.m.

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**Eileen Kastura, Vice Chairperson**