

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

March 26, 2019

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 March 26, 2019 at the offices of the Redevelopment Authority of the County of Berks, 606 Court Street, 3rd Floor, Reading, Pennsylvania.

The following Board members were present during the meeting:

Glenn A. Yeager, Chairman
Eileen Kastura, Vice Chair (via speakerphone)
Diodato Bassano, Treasurer (a/k/a Theodore Bassano)
Thomas Ruth (a/k/a Rudy Ruth)

Pellegrino Orlando, Secretary/Asst. Treasurer, was absent

Chairman Yeager declared a quorum of Board members present.

Also in attendance were:

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

Alexander J. Elliker, Esquire conducted a brief public hearing and presentation concerning bank-qualified tax-exempt financing, in the form of a note issuance not to exceed \$1,000,000.00, in which the Redevelopment Authority would act as a conduit issuer to allow Strausstown Volunteer Fire Company and Community Campus to receive the benefit of tax-exempt markets (TEFRA Hearing). The purpose of the borrowing, per

Attorney Elliker, is to finance (i) the renovation of a building located at 44 East Avenue, Strausstown, Berks County, Pennsylvania 19559 occupied by the Company, St. Joseph Regional Health Network, d/b/a Penn State Health St. Joseph, and Berks Encore, for the (a) replacement of a section of the roof; (b) renovations of the second floor to be used as a health campus by St. Joseph Regional Health Network, d/b/a Penn State Health St. Joseph; and (c) renovations of a stair tower; (ii) the payment of a portion of the costs of issuance of the project; and (iii) other appropriate and lawful purposes. Attorney Elliker explained to the Board that the lender would be Fulton Bank, N.A. At the conclusion of the presentation and opportunity for comments and questions, there was a motion by Glenn Yeager to close the TEFRA Hearing, seconded by Diodato Bassano. The motion carried unanimously. Attorney London then presented to the Board a "Waiver of Conflicts" letter disclosing that Kozloff Stoudt, Professional Corporation, represents both the Redevelopment Authority of the County of Berks and the Strausstown Fire Company. Although neither counsel foresees any conflict, the letter disclosing and waiving any potential conflicts of interest is required by the Pennsylvania Rules of Professional Conduct. Upon motion by Glenn Yeager, seconded by Thomas Ruth, the Board authorized the execution of the countersignature on the letter. Upon motion by Diodato Bassano, seconded by Eileen Kastura, the Board adopted Resolution No. 2019-5, authorizing execution and delivery of documents, subject to Solicitor review for indemnification of the Redevelopment Authority, for the bank-qualified tax-exempt financing for Strausstown Volunteer Fire Company and Community Campus. The

motion carried unanimously. A copy of said Resolution No. 2019-5 is attached to these minutes.

Upon motion made by Eileen Kastura and seconded by Thomas Ruth, three members of the Board present voted to approve the February 26, 2019 minutes of the Board of this Authority. Glenn Yeager abstained, as he had not been present at the meeting of February 26, 2019.

Diodato Bassano, Treasurer of this Authority, presented the Profit & Loss Statement for the period of January 1, 2019 through February 28, 2019 and the Balance Sheet as of February 28, 2019. 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 accept the report of the Treasurer, including said Profit & Loss Statement and Balance Sheet, subject to audit.

Diodato Bassano then presented the list of payments to creditors representing the period of March 1, 2019 through March 27, 2019. A copy of said report is attached to these Minutes. Upon motion by Thomas Ruth and seconded by Diodato Bassano, all Board members present voted to approve the list of payments to creditors.

There were no communications presented.

There were no committee reports presented.

Kathy Heckman then gave a brief report on the "Next Step Program." Mrs. Heckman advised the Board that there are twenty-two (22) active contracts. The status was given on one rental property located at 525 East Lancaster Avenue. Outstanding rent balance owed from the prior tenant in apartment #2 has been paid. The occupants of the

fire-damaged structure have been relocated, including one to 517 East Lancaster Avenue, Shillington and another to 523 Harding Avenue, Shillington. The demolition of the interior of 525 Lancaster Avenue has been completed. Berks Fire and Water has been retained, and the cleaning and restoration are being continued, and expected to be completed within six (6) weeks.

Mr. Pick gave a brief update on the Colebrookdale Railroad. Mr. Pick advised the Board that the groundbreaking for the Pottstown Station has taken place, and that he and Nathaniel Guest are working on procuring funding for the Welcome Center. They are also awaiting notification on funding from the Commonwealth Capital Assistance Program.

Mr. Dachowski gave a report on Housing as follows: a) The Magisterial District Judge's office in Muhlenberg remains under construction; b) Closing on the property at 2537 East Fairview Street is expected to occur in April; and, c) The property at 310 North Fourth Street is in the process of being cleaned and will need a new roof. It will be utilized to house an intact homeless family in conjunction with the Berks Coalition to End Homelessness.

Mr. Pick and Ms. London then gave an update on the Armorcast Redevelopment Area and stated that acquisition of land for the intersection is still in progress.

Mr. Dachowski gave a report on the Blighted Property Review Committee which met this afternoon at 2:30 p.m. Mr. Dachowski reported on three (3) properties:

- a) The property at 113 Gerald Avenue is in foreclosure;

b) The property at 150 Hartman Lane sold in January, and the structure will be demolished when the weather improves (this will be carried on the agenda to the next meeting); and,

c) A "First Strike" letter has been authorized for issuance for the property at 1951 Woodvale Avenue.

There were no Miscellaneous Items to report.

Under New Business, Ken Pick presented:

a) Resolution No. 2019-4, a copy of which is attached to these Minutes, authorizing the execution of the Agreement of Sale and all necessary documents to complete the purchase of 1129 East Second Street and 230R South Reading Avenue in Boyertown. Upon motion by Glenn Yeager, seconded by Diodato Bassano, and by unanimous vote of all members present, the Board adopted Resolution No. 2019-4.

b) The Funding Agreement between the Authority and Opportunity House, 437 North Second Street, providing Four Hundred Thousand Dollars (\$400,000) from the Community Development Block Grant (CDBG) Program for the aeroponics facility project. Upon motion by Diodato Bassano, seconded by Thomas Ruth, and by unanimous vote of all members present, the Board voted to authorize execution of the Funding Agreement.

c) Quitclaim deeds between the Authority and Boyertown Tire Services, Inc. and the Authority and Easy Living Properties, L.P., to resolve title issues. Upon Motion by Glenn Yeager, seconded by Thomas Ruth, and by

unanimous vote of all members present, the Board voted to execute the two quitclaim deeds.

There being no further business of this Authority, a motion was made by Glenn Yeager 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 Authority will be April 23, 2019. This meeting was adjourned at 5:25 p.m.

Diodato Bassano, Asst. Sec.