

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

May 28, 2019

Eileen Kastura, Vice Chair called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:30 P.M. on May 28, 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 Yeager (via teleconference call)
Eileen Kastura
Diodato Bassano (also known as Theodore Bassano)
Pellegrino Orlando
Thomas Ruth (also known as Rudy Ruth)

Eileen Kastura declared a quorum of Board members present.

Also in attendance were:

Pamela J. Cala, Esquire of Kozloff Stoudt, Solicitor
Kenneth L. Pick, Executive Director
Kathy Miller, Fiscal Officer

Kathleen Heckman and Tom Dachowski were absent from the meeting.

The Board recessed into Executive Session on a real estate acquisition matter at 4:36 p.m., and resumed the public meeting at approximately 4:55 p.m.

Upon motion made by Diodato Bassano and seconded by Pellegrino Orlando, all members of the Board present voted to approve the April 23, 2019 minutes of the Board of this Authority.

Diodato Bassano, Treasurer of this Authority, presented the Profit & Loss Statement for the period of January 1, 2019 through April 30, 2019 and the Balance Sheet

as of April 30, 2019. A copy of said 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.

Diodato Bassano then presented the list of payments to creditors representing the period of May 1, 2019 through May 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 approve the list of payments to creditors.

There were no communications presented.

There were no committee reports presented.

Kathy Miller then gave a brief report on the "Next Step Program." Mrs. Miller advised the Board that there continues to be twenty two (22) active contracts, which reflects no change from the prior month.

Mr. Pick gave a brief update on the Colebrookdale Railroad. Mr. Pick reported that progress continues with the construction of the Pottstown train station. Mr. Pick advised the Board that the tower roof of the station was recently installed and that work on this project is scheduled to be completed at the end of July, 2019. Mr. Pick also informed the Board that he, Chris Snyder and Solicitor Cala attended the Borough of Boyertown Planning Commission to continue to discuss and seek approval for the Transload Facility subdivision plan and that good feedback was received from the Planning Commission. Lastly, Mr. Pick added that he and Nathaniel Guest will be going

to Washington, D.C. to meet with the Federal Rail Administration to discuss financing for this project.

Mr. Pick gave the Board an update on the fire damage repairs at 525 East Lancaster Avenue, Shillington. Mr. Pick stated that all necessary repairs are approximately half way done.

Mr. Pick advised that there is nothing new to report on the Armorcast Redevelopment Area.

Mr. Pick then advised that the report on Housing Programs will be given at the meeting of the Berks County Nonprofit Development Corporation which will follow the meeting of this Authority today.

Vice Chair Eileen Kastura and Solicitor Cala then gave a brief report on the meeting of the Berks County Blighted Property Review Committee which as held today at 2:30 p.m. Solicitor Cala advised the Board that the Committee deferred action on the property located at 113 Gerald Avenue, Cumru Township due to the fact that the lender is proceeding with a mortgage foreclosure action and there will be a conciliation hearing on August 22, 2019. Also, Solicitor Cala reported that the owner of the property located at 150 Hartman Lane, Cumru Township has obtained a proposal to remove the asbestos in the dwelling and will proceed with demolition of the structure at some point in the near future. Eileen Kastura then reported that the Committee approved the following items:

- (1) Sending a First Strike Letter to the owner and lender for the property located at 203 Cinder Street in the Borough of Birdsboro; and

- (2) Sending a Blight Determination Hearing Notice and Letter to the owner and lender for the property located at 1951 Woodvale Avenue in the Borough of Mt. Penn.

Mr. Pick added that the next meeting of the Blighted Property Review Committee will be held on July 23, 2019, at which time the Committee will hold a Determination Hearing for the property located at 1951 Woodvale Avenue.

Under Miscellaneous Items, Ken Pick reported that he is continuing to accept applications for the Deputy Director position for this Authority and will do so until June 30, 2019. Mr. Pick also advised the Board that he, Kathy Miller and Solicitor Cala have been working on obtaining an Assignment of Notes and Mortgages from the County of Berks to this Authority. Mr. Pick explained that the County of Berks has already been transferring many of the mortgage payments to the Authority without a formal assignment document and the County Commissioners would like to transfer the Notes and Mortgages to the Authority.

Under New Business, Ken Pick presented the following:

- (1) An Agreement with the Berks County Nonprofit Development Corporation to provide \$185,000.00 from the federal HOME Program for the renovation and rehabilitation of the property located at 1408 Meade Street, Reading, Pennsylvania. A motion was made to approve the execution of said Agreement by Eileen Kastura, seconded by Diodato Bassano. All Board members present voted to approve the motion to execute the Agreement with

- the Berks County Nonprofit Development Corporation. A copy of said Agreement is attached to these minutes; and
- (2) A Lease Agreement by and between this Authority and the Berks Coalition to End Homelessness for the property located at 310 North 4th Street, Reading, Pennsylvania, a copy of which is attached to these minutes. A motion was made to approve the execution of said Lease Agreement by Thomas Ruth, and seconded by Diodato Bassano. All Board members present voted to approve the execution of the Lease Agreement with the Berks Coalition to End Homelessness;
 - (3) Resolution No. 2019-06 approving an \$85,000.00 loan from Customers Bank to this Authority for the rehabilitation work at 310 N. 4th Street, Reading, PA and authorizing Kenneth L. Pick as the Executive Director to execute all loan documents. Upon motion made by Eileen Kastura, seconded by Diodato Bassano, all Board members present voted to adopt Resolution No. 2019-06 as presented (a copy is attached to these minutes); and
 - (4) An Independent Contractor Agreement with Andrew Moletress to act as a project manager on behalf of this Authority for the South of Penn Façade Program, a copy of which is attached to these minutes. A motion was made to approve the execution of said Agreement by Diodato Bassano, seconded by Pellegrino Orlando. All Board Members present voted to authorize the execution of said Independent Contractor Agreement.

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 Pellegrino Orlando and all members of this Authority present voted in the affirmative. The next meeting of the Authority will be June 25, 2019. This meeting was adjourned at 5:30 p.m.

Pellegrino Orlando, Secretary