

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

May 24, 2022

Chairman, Glenn Yeager called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:33 P.M. on May 24, 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  
Diodato Bassano, Treasurer  
Thomas Ruth, Secretary  
Jorge Diaz, Assistant Treasurer/Assistant 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 Manager  
Kyre Maxwell, Redevelopment Generalist  
Pauline Klopp, Redevelopment Generalist  
Jaynell Ortiz, Redevelopment Generalist

2. **Reading and approval of minutes of the meeting of 4/26/22:**

Upon motion made by Glenn Yeager and seconded by Thomas Ruth, all members of the Board present voted to approve the April 26, 2022 minutes.

3. **Report of Treasurer:**

Diodato Bassano presented the Profit & Loss Statement and the Balance Sheet as of May 31, 2022. A copy of the report is attached to these Minutes. Upon motion by Thomas Ruth and seconded by Glenn Yeager, 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 May 1, 2022 through May 25, 2022. A copy of the 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.

5. **Reports of Committees:**

There were no committee reports presented.

6. **Unfinished Business:**

a. **Rentals**

Kathy Heckman stated the Ambiance Salon is scheduled to reopen for business on August 1st. There was nothing to report on the other rental properties at this time.

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

- i. Work continues on the Boyertown Transload facility. Still waiting for a response on the grant for the major upgrade of the line. The \$40 million loan from the Department of Transportation is progressing. Also waiting for word on the grant from the EDA to finish the Pottstown station. The Authority is continuing with acquisition of properties for the expansion of the line.

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

- i. There are 6 applications in progress. 205 applications were submitted, 462 were denied, 997 have been withdrawn, 243 applications are pending response to emails, 284 are in payment status with BCRA and 137 in payment status with BCEH. 352 participants have ended assistance after 12-18 months, and 1,048 reapplications have been approved.

d. **Armorcast R.A.** Mr. Pick reported that there has been a settlement with the owner of the property at First Street in Birdsboro. The building can now be removed and the township can complete the intersection improvements.

Mr. Pick requested the Board to amend the meeting agenda to include a report on Housing Rehabilitation, as well as Commercial projects. Upon motion by Glenn Yeager and seconded by Diodato Bassano, all Board members present voted to amend the agenda.

- e. Commercial Projects: Josh Lewis reported on the following properties:

**Ambiance Hair Salon.** Located on E. Lancaster Ave. will reopen on August 1, 2022 upon completion of repairs after the fire earlier this year. Contractor is finishing the electrical. Some of the work stations also have to be replaced. The salon lease is due for renewal on October 1<sup>st</sup>.

**South Campus.** The AC unit has been repaired temporarily so there is air conditioning in the building. New units are anticipated to be installed in August 2022.

**2438 McKinley Avenue.** There was a Blighted Property Committee meeting earlier this afternoon. The house on McKinley has been demolished and Olsen Design is drawing up plans for new construction.

**333 N. Church Street.** The deed has recently been transferred to the Authority. The trailer on the property will be demolished. A decision on reuse of the parcel has not been made yet.

- f. Housing Rehab Projects: Tom Dachowski was unavailable to report at this meeting.

7. **New Business**:

- a. Resolution #2022-9 authorizing the purchase of a single-family house located at 201 South 17<sup>th</sup> Street, Reading by BCNDC for the purchase price of \$150,000. The house will be rented to Family Promise and used to house COVID positive homeless individuals. A motion was made by Glenn Yeager and seconded by Thomas Ruth, all Board members present voted in the affirmative to approve the Amendment.
- b. Revise HOME Program funding with BCNDC removing 500 South 9th Street and inserting 201 South 17<sup>th</sup> Street. The sale of 500 S. 9<sup>th</sup> Street was terminated. A motion was made by Thomas Ruth and seconded by Diodato Bassano, all Board members present voted in the affirmative to revise the HOME funding for this project.
- c. Approval to advertise for the position of housing technician to be employed by the Authority and begin to accept resumes. The County's economic redevelopment plan Imagine Berks requesting the Authority to operate housing rehabilitation throughout the county. A motion was made by Glenn Yeager and seconded by Diodato Bassano, all Board members present voted in the affirmative to approve advertisement for a Housing Technician.
- d. Acceptance of \$1m award of a RACP grant on behalf of Frecon Farms Expansion in the Boyertown area of the county. A motion was made by Glenn Yeager and seconded by Diodato Bassano, all Board members present voted in the affirmative to accept the award on behalf of Frecon Farms.

- e. Remove the acceptance of \$1m award of a RACP grant for St. Luke's medical center in Leesport. No action was taken at this Authority's meeting due to the fact that Berks Industrial Development Authority will be accepting this grant on behalf of St. Luke's.
  - f. Funding agreement with Family Promise providing \$163,981.95 from State ESG-CV funds. County received a \$300,000.00 Emergency Solutions Grant (ESG) from the State under the CARES Act. The majority of the funds were given to Berks Coalition to End Homelessness. BCEH is unable to use the funds so they have agreed to transfer the funds to Family Promise who will continue with the activities required for this grant. A motion was made by Glenn Yeager and seconded by Thomas Ruth, all Board members present voted in the affirmative to approve transferring the funds under this Agreement.
9. **Executive Session:** The Board entered into executive session at 5:15 p.m. and reconvened the regular meeting at 6:00 p.m.

**Adjournment:**

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 Board will be June 28, 2022. This meeting was adjourned at 6:10 p.m.



---

**Glenn Yeager, Chairman**