

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

April 27, 2021

Chairman Glenn Yeager called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 3:00 P.M. on April 27, 2021 via a Zoom meeting.

1. Roll Call:

The following Board members were present during the meeting:

Glenn Yeager, Chairman
Eileen Kastura, Vice Chairperson
Diodato Bassano, Treasurer
Thomas Ruth, Assistant Secretary/Treasurer

Also in attendance were:

Kenneth Pick, Executive Director
Peter Battaglia, Deputy Director
Kathy Heckman, Executive Assistant
Thomas Dachowski, Housing Director
Daniel P. Becker, Esquire of Kozloff Stoudt, Solicitor
Imelba Rodriguez, Strive Real Estate, LLC
Detra Harris, Strive Real Estate, LLC

2. Reading and approval of minutes of the meeting of 3/23/21:

Upon motion made by Glenn Yeager and seconded by Eileen Kastura, all members of the Board present voted to approve the March 23, 2021 minutes of the Board of this Authority.

3. Report of Treasurer:

Diodato Bassano presented the Profit & Loss Statement and the Balance Sheet as of March 31, 2021. A copy of said 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:

No report on bills.

There were no communications.

5. Reports of Committees:

There were no committee reports presented.

6. Visitors.

Detra Harris and Imelba Rodriguez of Strive Real Estate, LLC and Strive Wealth Builders, LLC attended the meeting. They explained that Holly Daniels of NHS informed them that he Authority provides affordable housing in Berks County. She suggested that they attend the Authority meeting for more information regarding the Authority mission. Ms. Harris and Ms. Rodriguez explained that they are real estate investors who provide affordable housing in Illinois, Ohio, Florida, Minnesota and California and are looking to possibly extend into Pennsylvania. Chairman Yeager explained the mission of the Authority and welcomed any assistance that Ms. Harris and Ms. Rodriguez and Strive Real Estate can provide to support the Authority.

7. Unfinished Business:

a. Rentals:

Kathy Heckman advised that as of 4/1/21, there is a new tenant at 517E Lancaster Avenue. Ms. Heckman also advised that a tenant relocated to the property at 521B Lancaster Avenue.

b. Colebrookdale Railroad:

- i. Mr. Pick advised that he, Nathaniel Guest and Solicitor Becker are working on the documents for the \$40,000,000.00 loan and pursuing the acquisition of the properties needed to expand the transload facility. As of this date, there has not been any opposition with respect to the acquisition of properties from the property owners. Mr. Pick is working with Stone Consulting for the transload facility in Boyertown. It is expected that the \$1,600,000.00 transload project will be bid in July.

- ii. Chairman Yeager inquired of Mr. Pick as to whether or not the passenger railroad reservations are booked to which Mr. Pick replied that tickets are still selling and the railroad is doing well.

c. Armorcast R.A.:

Mr. Pick advised that the freight station landowner finally provided a purchase price for the freight station, and the Authority has agreed to the price. Mr. Pick is currently awaiting documents for the sale of the property from the landowner's attorney.

- d. Emergency Rental Assistance Program ("ERAP"). Mr. Battaglia advised that 1,570 tenant applications have been received, 290 have been approved and 17 were denied. He explained that of the 136 landlords that applied, none have been denied. Of the \$1,127,215 funds budgeted for the ERAP, \$929,761.00 have been approved to provide assistance to Berks County landlords and tenants. Mr. Battaglia then advised that the federal and state reporting requirements are soon due.

8. New Business:

- a. Funding Agreement with RACC for various upgrades and improvements and providing \$837,500 from the County's federal CDBG Program. A motion was made by Glenn Yeager and seconded by Diodato Bassano, all Board members present voted in the affirmative to approve the Funding Agreement.
- b. Funding agreement with Opportunity House for the development of 2 units of temporary shelter and providing \$300,000 from the County's federal CDBG-CV Program. A motion was made by Glenn Yeager and seconded by Diodato Bassano, all Board members present voted in the affirmative to approve the Funding Agreement.
- c. Funding Agreement with BCNDC for veterans housing project providing \$125,000 from Act 137 and \$1,015,007 from the CDBG-CV Program. A motion was made by Glenn Yeager and seconded by Eileen Kastura, all Board members present voted in the affirmative to approve the Funding Agreement.
- d. Resolution #2021-1 ratifying the sales agreement and authorizing the purchase of North Reading Avenue, Colebrookdale for the purchase price of \$45,000. Mr. Pick advised that this parcel of land was part of the railroad in the early 1900's (circa 1915/1916). The property being purchased from the owner appraised for \$45,000.00. A motion was made by Diodato Bassano and

seconded by Thomas Ruth, all Board members present voted in the affirmative to approve Resolution 2021-1.

- e. **Resolution #2021-2 authorizing the filing of a declaration of taking for the acquisition of land located at 2438 McKinley Avenue.** A motion was made by Glenn Yeager and seconded by Thomas Ruth, all Board members present voted in the affirmative to approve Resolution 2021-2.

9. **Miscellaneous:**

None

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 May 25, 2021. This meeting was adjourned at 4:03 p.m.

Glenn Yeager, Chairman