

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

June 25, 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 June 25, 2019 at the offices of the Redevelopment Authority of the County of Berks, 606 Court Street, 3<sup>rd</sup> Floor, Reading, Pennsylvania.

The following Board members were present during the meeting:

Glenn Yeager  
Diodato Bassano  
Pellegrino Orlando  
Thomas Ruth

Eileen Kastura was absent from the meeting.

Chairman Yeager 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  
Kathy Heckman, Administrative Assistant  
Tom Dachowski, Housing Director

The Board recessed into Executive Session on a real estate acquisition matter at 4:35 p.m., and resumed the public meeting at approximately 4:46 p.m.

Upon motion made by Diodato Bassano and seconded by Thomas Ruth all members of the Board present voted to approve the May 28, 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 May 31, 2019 and the Balance Sheet as of May 31, 2019. A copy of said report is attached to these Minutes. Upon motion by Chairman Yeager and seconded by Pellegrino Orlando, 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 June 1, 2019 through June 25, 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 Heckman then gave a brief report on the "Next Step Program." Mrs. Heckman advised the Board that two of the Next Step contracts will be completed as of June 30, 2019 and one property was sold which required the execution of a new contract with the new owner. To date, there are now twenty-one (21) active contracts. Mrs. Heckman then reported that new tenant applications are being taken for the property at 525 E. Lancaster Avenue in Shillington, Pennsylvania.

Mr. Pick gave a brief update on the Colebrookdale Railroad. Mr. Pick advised the Board that Nathaniel Guest has offered to this Authority the opportunity to purchase the passenger train car known as the "Diplomat" from the famous Walbash Cannonball, which train car has an observation deck. Mr. Pick stated that the cost would be

approximately \$200,000.00 once renovated and it would provide a source of revenue if rented out for special occasions. Then Mr. Pick added that he and Mr. Guest made a trip to Washington, D.C. to discuss loan and grant opportunities with the Federal Rail Administration. Lastly, Mr. Pick reported that the Pottstown train station should be complete by the beginning of July, 2019.

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

Mr. Dachowski then gave a report on Housing Programs. Mr. Dachowski stated that the property known as 2537 Fairview Avenue was completed and has been sold. In addition, Mr. Dachowski reported that the renovations at 310 N. 4<sup>th</sup> Street are underway and the two (2) unit property will be leased to the Coalition to End Homelessness once finished. Next, Mr. Dachowski advised the Board that one of the Sunshine Homes properties known as 3823 Hill Top Avenue was just renovated and represents the seventh home out of the ten Sunshine Home properties to be completed. He then advised the Board that planning has commenced for the vacant lots known as 1408 Meade Street and Summit Avenue and that he was seeking permits and approvals to build homes on these properties. Lastly, Mr. Dachowski reported that Kathy Miller had attended and been the successful bidder on behalf of both this Authority and the Berks County Nonprofit Development Corporation (the sole member of which is this Authority) to purchase the properties at 203 Cinder Street and 544 S. 6<sup>th</sup> Street at the Free and Clear Sale this month. Upon motion made by Glenn Yeager and seconded by Diodato Bassano, all Board members present voted to ratify the actions taken by Mrs. Miller to purchase the property

located at 203 Cinder Street, Birdsboro, Pennsylvania by the Berks County Nonprofit Development Corporation. Upon motion made by Diodato Bassano and seconded by Thomas Ruth, all Board members present voted to ratify the actions taken by Mrs. Miller to purchase the property located at 544 S. 6<sup>th</sup> Street for this Authority. Following Mr. Dachowski's report, Mrs. Cala advised the Board that the next meeting for the Berks County Blighted Property Review Committee will be held at 2:30 p.m. on July 23, 2019.

Under Miscellaneous Items, Ken Pick reported that he is continuing to accept applications for the Deputy Director position for this Authority and thus far has received approximately 7 applications. He stated that he will continue to accept additional applications until the end of June. Mr. Pick also advised the Board that the County Commissioners had completed the assignment of the Notes and Mortgages to this Authority. Mr. Pick reminded the Board that the value of the Notes and Mortgages was approximately \$4,000,000.00 and will generate revenue in the future for this Authority. Lastly, Mr. Pick advised the Board that he met with Customers Bank in regard to obtaining a \$250,000.00 line of credit for the Berks County Nonprofit Development Corporation for future projects. Mr. Pick explained that the federal funding allocated to the County of Berks and this Authority is generally not received until late in the summer of each year which presents a cash flow problem for providing loans from this Authority to the Nonprofit for projects. The purpose of the line of credit would be to bridge this gap in funding.

Under New Business, Ken Pick presented the following:

- (1) An Agreement with the Hamburg School Partnership, LLC to provide \$100,000.00 from the federal HOME Program for the renovation and rehabilitation of the property located at 690 State Street in Hamburg, Pennsylvania. A motion was made to approve the execution of said Agreement by Diodato Bassano, seconded by Thomas Ruth. All Board members present voted to approve the motion to execute the Agreement with the Hamburg School Partnership, LLC. A copy of said Agreement is attached to these minutes; and
- (2) Resolution No. 2019-07 ratifying the execution of a sales agreement by Executive Director, Kenneth L. Pick, for the purchase of property located at 614 Spruce Street, Reading, Pennsylvania and authorizing Kenneth L. Pick as the Executive Director to execute all loan documents for the purchase. Upon motion made by Thomas Ruth, seconded by Diodato Bassano, all Board members present voted to adopt Resolution No. 2019-07 as presented (a copy is attached to these minutes); and
- (3) Resolution No. 2019-8 authorizing the execution of a First Amendment to Financing Agreement for the Revenue Note (Reading Area Community College Project), Series A of 2016 dated October 24, 2016. Upon motion made by Diodato Bassano, seconded by Thomas Ruth, all Board members present voted to adopt Resolution No. 2019-08 as presented (a copy is attached to these minutes).

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 July 23, 2019. This meeting was adjourned at 5:35 p.m.

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Pellegrino Orlando, Secretary