

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

January 28, 2020

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 January 28, 2020 at the offices of the Redevelopment Authority of the County of Berks, 606 Court Street, 3<sup>rd</sup> Floor, Reading, Pennsylvania.

**1. Roll Call:**

The following Board members were present during the meeting:

Glenn Yeager  
Thomas Ruth  
Diodato Bassano  
Pellegrino Orlando

Chairman Yeager declared a quorum of Board members present.

Also in attendance were:

Daniel P. Becker, Esquire of Kozloff Stoudt, Solicitor  
Kenneth L. Pick, Executive Director  
Kathy Miller, Fiscal Officer  
Kathy Heckman, Executive Assistant

Eileen Kastura and Tom Dachowski were absent from the meeting.

**2. Re-organization:**

Chairman Yeager opened the annual reorganization of the Authority Board and appointed Daniel P. Becker, Esquire as temporary Chairperson. After a brief discussion of the process, Attorney Becker opened the floor to nominations for the officers of the Authority. In response, Glenn Yeager made a motion nominating a slate of officers and

professional staff for calendar year 2020, which slate will keep all officers and professional staff the same as 2019 as follows:

Chairman:	Glenn Yeager
Vice Chairperson:	Eileen Kastura
Secretary:	Pellegrino Orlando
Treasurer:	Diodato Bassano
Assistant Secretary/Treasurer:	Thomas R. Ruth
	Solicitor: Daniel P. Becker, Esq., Kozloff Stoudt
	Joan E. London, Esq., Kozloff Stoudt
	Executive Director: Kenneth L. Pick

Mr. Yeager's motion was seconded by Pellegrino Orlando. Upon motion duly made and seconded, all Board members present voted to approve the presented slate of Authority Officers and professional staff for calendar year 2020.

**3. Executive Session:**

Amendment to the Employment Manual. Upon motion by Glenn Yeager and seconded by Thomas Ruth all Board members present voted to approve Amendment to the Employment Manual.

**4. Reading and approval of minutes of the meetings of 11/19/19 and 12/17/19:**

Approval of the November 19, 2019 minutes of the Board of this Authority was tabled due to the absence of a quorum of the Board members who attended the meeting.

Upon motion made by Glenn Yeager and seconded by Diodato Bassano all members of the Board present voted to approve the December 17, 2019 minutes of the Board of this Authority.

**5. Report of Treasurer:**

Diodato Bassano presented the Profit & Loss Statement for the period of January 1, 2019 through December 31, 2019 and the Balance Sheet as of December 31, 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.

**6. Bills and Communications:**

Diodato Bassano presented the list of payments to creditors representing the period of January 1, 2020 through January 29, 2020. A copy of said report is attached to these Minutes. Upon motion by Thomas Ruth and seconded by Pellegrino Orlando, all Board members present voted to approve the list of payments to creditors.

There were no communications.

**7. Reports of Committees:**

There were no committee reports presented.

**8. Unfinished Business:**

a. Next Step Program & Rentals:

Kathy Heckman then gave a brief report on the "Next Step Program." Ms. Heckman advised the Board that, to date, there are now twelve (12) active contracts. She added that two (2) tenants are in the process of moving. One (1) tenant will be moving to a more secure environment; the other to a different location due to unsafe and unsanitary conditions of the housing unit. Tom Dachowski will conduct a reinspection of that property.

b. Colebrookdale Spur:

Ken Pick gave an update on the developments of Colebrookdale Railroad:

- i. January was a busy month.
- ii. There is a 125 car per year freight customer that is interesting in utilizing the Colebrookdale Rail line; the customer cannot be fully accommodated until the transload facility is operational.
- iii. There is another potential 60 car per year freight customer (Garrick Products) interested in utilizing the Colebrookdale Rail line to transport phosphoric acid. This customer can be accommodated quickly by grading and adding a stone base.
- iv. There is also a pipe company that is interested in utilizing the Colebrookdale Rail line for shipping its pipes to its customers.
- v. Colebrookdale is working to find a way to accommodate some of the freight customers as soon as possible, while the transload facility is being built.
- vi. On Thursday, January 30, 2020, there is a meeting with the consulting firm that is designing the transload facility. It is anticipated that the specifications for the transload facility will be completed in April and the work will be completed this summer.
- vii. There may be an opportunity to work with Martin's Stone Quarry to ship jetty stone to its customers. In order to do so, crane equipment will be needed.

viii. The new standard maximum weight for freight cars is 286,000 lbs. per car. At the present time the Colebrookdale Rail line can accommodate a maximum weight of 230,000 lbs. per car. Ken is currently working with Nathaniel Guest on how to accommodate the new maximum standard weight on the Colebrookdale line.

c. Armorcast R.A.:

Mr. Pick advised that there is nothing new to report.

d. Housing Programs:

In absence of Tom Dachowski, Mr. Pick gave a report on Housing Programs:

i. 310 North 4<sup>th</sup> Street is 90% finished but there is still work to be done to the outside that cannot be completed at this time due to the weather.

e. Blighted Property Review Committee:

Kathy Heckman reported that the Blighted Property Review Committee held its bi-monthly meeting earlier today at 2:30 p.m., at which time the Committee reviewed the following:

i. 2438 McKinley Avenue, Spring Township:

A Determination Hearing was conducted for the property located at 2438 McKinley Avenue, Spring Township, which resulted in the property being certified as potentially blighted. It will go to a Certification hearing on March 24, 2020.

ii. 113 Gerald Avenue, Cumru Township:

A Certification hearing was conducted on 113 Gerald Avenue, Cumru Township. It was certified blighted and a Blight Determination and Resolution would be issued.

iii. 1951 Woodvale Avenue, Mt. Penn Borough:

A second Blight Determination and Resolution was issued for the property located at 1951 Woodvale Avenue, Mt. Penn Borough. Next step is to proceed to the County Planning Commission to request a recommendation of the acquisition of the property by eminent domain.

iv. 333 N. Church Road, Lower Heidelberg Township:

Authorization was issued to send the Determination Hearing Notice to 333 N. Church Road in Lower Heidelberg Township.

f. Miscellaneous Items:

Ken reported on the following Miscellaneous Items:

i. The property located at 367 Mohrsville Road in Perry Township was purchased for \$40,000. Ken anticipated spending \$40,000 on the clean-up of the outside of the property.

ii. The State Ethics forms were distributed to the members of the Board. Ken advised the forms must be completed and returned by March 1, 2020. Discussion took place regarding the same.

9. **New Business:**

Under New Business, Ken Pick presented the following:

a. Redevelopment Assistance Capital Program Grant: Mr. Pick advised that the BCRA was requested to act as the Administrator for a \$4 million-dollar capital program grant for St. Joseph Hospital for the construction of a new Cardiac Catherization Laboratory. Ken advised he will seek consent of the County Commissioners before proceeding.

10. **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 Thomas Ruth and all members of this Authority present voted in the affirmative. After discussion, the next meeting of the Authority will be at a date and time to be determined. This meeting was adjourned at 5:15 p.m.

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Pellegrino Orlando, Secretary