

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

July 23, 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 July 23, 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
Diodato Bassano
Eileen Kastura
Thomas Ruth

Pellegrino Orlando 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, Executive Assistant
Tom Dachowski, Housing Director

The Board recessed into Executive Session on a real estate acquisition matter at 4:30 p.m., and resumed the public meeting at approximately 4:40 p.m.

Upon motion made by Chairman Yeager and seconded by Diodato Bassano all members of the Board present, except Eileen Kastura who abstained due to her absence from said meeting, voted to approve the June 25, 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 June 30, 2019 and the Balance Sheet as of June 30, 2019. A copy of said report is attached to these Minutes. Upon motion by Chairman 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.

Diodato Bassano then presented the list of payments to creditors representing the period of July 1, 2019 through July 23, 2019. 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 approve the list of payments to creditors.

There was one communication presented by Mr. Pick. A letter was received from the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) Program approving a \$50,000.00 grant for the rehabilitation and renovation of the property located at 310 N. 4th Street, Reading, Pennsylvania.

There were no committee reports presented.

Kathy Heckman then gave a brief report on the "Next Step Program." Mrs. Heckman advised the Board that, to date, there are now twenty (20) active contracts. Mrs. Heckman added that two (2) of the contracts will expire on August 31, 2019.

Mr. Pick gave a brief update on the Colebrookdale Railroad. Mr. Pick advised the Board that due to the recent flash flooding that occurred in Berks County, some damage was sustained to some of the bridges and culverts along the Colebrookdale railroad. Mr. Pick explained that Nathaniel Guest has been dealing with repairs and activity on the

railroad had to cease during the period of repairs. In addition, Mr. Pick reported that the Pottstown Station is almost complete on the inside and the entire station is expected to be complete by the end of the month. Mr. Pick also advised the Board that he and Mrs. Cala continue to work on the subdivision project for the transload facility.

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 approximately 80% of the interior framing is done at the property located at 310 N. 4th Street and work on the rough wiring and plumbing are underway. Next, Mr. Dachowski advised the Board that he has received the plans for the new home which will be constructed on the vacant lot known as 1408 Meade Street, and that such plans are now out for bid which will be due by August 16, 2019. Lastly, Mr. Dachowski reminded the Board that the Nonprofit Development Corporation was the successful bidder at the Free and Clear Sale to purchase the property located at 203 Cinder Street in the Borough of Birdsboro. Mr. Dachowski added that he has met with the Borough Manager to discuss rehabilitation plans for this project. Lastly, Mr. Dachowski provided a summary of the actions taken at the Berks County Blighted Property Review Committee which was held at 2:30 p.m. this afternoon. Mr. Dachowski reported that the Committee held a Determination Hearing for the property located at 1951 Woodvale Avenue in the Borough of Mt. Penn which resulted in the Committee determining that the property is "blighted". Mr. Dachowski added that the Committee will hold a Certification Hearing for this property on September 24, 2019. In addition, Mr. Dachowski asked Solicitor Cala

to explain to the Board the status of the property located at 113 Gerald Avenue in Cumru Township. Mrs. Cala explained that although the Bankruptcy stay had been lifted which would have allowed the lender to hold a Sheriff's sale for this property, the owner applied for relief under the conciliation program which prevented the sale from occurring. Mrs. Cala advised the Board that the conciliation hearing will occur on August 22, 2019, at which time the lender will update us. Then Mr. Dachowski reported that the new owner of the property located at 150 Hartman Lane in Cumru Township has applied and should receive a demolition permit to demolish the structure that is currently there. Lastly, Mr. Dachowski stated that the Committee removed 203 Cinder Street from the blighted property list in light of the recent acquisition of this property by the Nonprofit.

Under Miscellaneous Items, Ken Pick reported that the notes and mortgages held by the County of Berks, totally approximately \$4,000,000.00, were transferred to this Authority and will show up on the Authority's balance sheet in the near future.

Under New Business, Ken Pick presented the following:

- (1) An Agreement with the Berks County Nonprofit Development Corporation to provide up to \$125,000.00 from the federal HOME Program for the renovation and rehabilitation of the property located at 203 Cinder Street in Birdsboro, Pennsylvania. A motion was made to approve the execution of said Agreement by Thomas Ruth, 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) An Agreement with Barley Square Limited Partnership to provide \$100,000.00 from the federal HOME Program for the renovation and rehabilitation of the 57-unit rental property located at 125 South Second Street in Reading, Pennsylvania. A motion was made to approve the execution of said Agreement by Glenn Yeager, seconded by Eileen Kastura. All Board members present voted to approve the motion to execute the Agreement with the Barley Square Limited Partnership. A copy of said Agreement is attached to these minutes; and
- (3) An Agreement with Our City-Reading for the administration of a RACP grant in the amount of \$2,000,000.00. Mr. Pick added that Our City-Reading will pay the Authority an administration fee of \$20,000.00 for administering this grant on its behalf. He added that this grant is for the Goggle Works Artists Housing project in Reading, Pennsylvania. A motion was made to approve the execution of said Agreement by Diodato Bassano, seconded by Eileen Kastura. All Board members present voted to approve the motion to execute the Agreement with Our City-Reading. A copy of said Agreement is attached to these minutes; and
- (4) The acceptance of the "Diplomat" passenger rail car for the Colebrookdale Railroad, with the intention of renovating it over time as described in a written proposal provided to the Authority by Nathaniel Guest. Upon motion made by Glenn Yeager, and seconded by Diodato Bassano, all Board members

present voted to approve the acceptance of the Diplomat as set forth in said proposal.

There being no further business of this Authority, a motion was made by Diodato Bassano 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 Authority will be August 27, 2019. This meeting was adjourned at 5:30 p.m.
