

MINUTES OF THE MAY 23, 2006 MEETING OF THE BOARD OF THE
REDEVELOPMENT AUTHORITY OF THE COUNTY OF BERKS

Chairman Glenn Yeager called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:00 PM on May 23, 2006, in the Library, 14th Floor of the Berks County Services Center, 633 Court Street, Reading, Pennsylvania.

The following Board members were present:

Glenn Yeager,
Eileen Kastura,
Barry Rohrbach,
Shirley Ludwig, and
Pellegrino Orlando.

The Chairman, Glenn Yeager, declared a quorum of Board members present.

Also in attendance were:

Kenneth Pick, Executive Director,
Norman E. Dettra, Jr., Esquire,
Pamela J. Cala, Esquire, Authority Solicitor of Kozloff Stoudt, P.C.,
Kathy Miller, Fiscal Officer, and
Dawn Iezzi, Office Support of the Authority.

Upon motion by Eileen Kastura, seconded by Glenn Yeager, all members of the Board present voted to approve the April 25, 2006 monthly minutes of the Board of this Authority.

Upon motion by Glenn Yeager, seconded by Eileen Kastura, all members of the Board present voted to approve the April 25, 2006 TEFRA Hearing minutes of the Board of this Authority.

Kathy Miller presented the Monthly Financial Report for the period ending April 30, 2006. A copy of this Report is attached to these Minutes. Upon motion made by

Shirley Ludwig, seconded by Pellegrino Orlando, all Board members present voted to approve the said Financial Report.

Kathy Miller reviewed with the Board the invoices for payment to creditors as stated as of May 23, 2006. A copy of this report is attached to these minutes. It was moved by Shirley Ludwig, seconded by Glenn Yeager, that the invoices stated in the said report be approved for payment. Upon roll call vote, all Board members present, voted in the affirmative.

Upon motion by Glenn Yeager, seconded by Eileen Kastura, it was moved that the Board of this Authority authorize and approve Change Order #2 to Contract #15 thereby amending the scope of work to be performed thereunder by eliminating stucco work, and adding a fence and landscaping at an increase of \$400.00. Upon roll call vote, all Board members present voted in the affirmative.

Kenneth Pick discussed the bid results for Demolition Contract #16. Northeast Industrial Services was the lowest responsible bidder. Upon motion by Glenn Yeager, seconded by Shirley Ludwig all Board members present voted to award Contract #16 to Northeast Industrial.

Kenneth Pick discussed the Penn Avenue Redevelopment Area. He presented a revised plan which would incorporate additional parcels of land along the Schuylkill River and known as the West Shore Boardwalk properties. Upon motion by Glenn Yeager, seconded by Eileen Kastura it was moved to adopt the resolution to amend the plan for the Penn Avenue Redevelopment Area to add the said parcels of land thereto. Upon roll call vote, all Board members present voted in the affirmative.

Kenneth Pick presented to the Board of this Authority a proposal to purchase 726 North 11th Street for the relocation of two Penn View Motel long term residents. The purchase price would be the lower of (i) the cost to Our City-Reading, Inc. to acquire and renovate said property or (ii) the appraised value of said property. Acquisition of this property would be for the purpose of providing adequate ADA compliant housing for the two handicapped residents of the Penn View Motel in lieu of relocation payments which would otherwise have been paid directly to them. Upon motion by Glenn Yeager, seconded by Pellegrino Orlando all Board members present voted to approve the purchase of the said 726 North 11th Street property for said purposes.

At 4:30 PM Eileen Kastura replaced Glenn Yeager as the Chairman.

Upon motion by Shirley Ludwig, seconded by Pellegrino Orlando, all members of the Board present voted to approve the advertisement for demolition bids for June 27, 2006 for the Penn View Motel.

Kenneth Pick presented to the Board of this Authority Resolution No. 2006-3, a copy of which is attached to these minutes, for the authorization of the execution and delivery of the HUD Section 108 Contract and Note in the principal amount of \$1,500,000.00 for the purpose of interim financing for the repayment of the existing indebtedness with Fulton Bank for the acquisition of the Penn View Motel property. Upon motion by Barry Rohrbach, seconded by Eileen Kastura said resolution was approved by unanimous vote.

Ken Pick presented to the Board a Service Agreement Between Pennsylvania Downtown Center and the Authority for certain properties located within the West Reading Elm Street District. The Agreement would provide for funding not to exceed

\$200,000.00 to be used by this Authority to provide assistance to qualified purchasers to purchase a home in the Elm Street District of West Reading, Pennsylvania through the Elm Street Home Ownership Program, as well as to provide financial assistance to a existing and new homeowners for the renovation and rehabilitation of such properties. Upon motion by Eileen Kastura, seconded by Shirley Ludwig, all members of the Board present voted to approve the execution of such Agreement, pending review and approval thereof by this Authority's solicitors.

Upon motion by Shirley Ludwig, seconded by Barry Rohrbach, the members of the Board present, by roll call vote, ratified the actions of its authorized officers to approve the purchase of 711 Laurel, 713 Laurel, 717 Laurel and 432 Miltimore Streets, Reading, Berks County, Pennsylvania for \$32,000.00. This action included, but was not limited to, (i) the execution and the delivery of an Agreement of Sale, (ii) the execution and delivery of a Closing Statement, and (iii) the execution and filing of a Realty Transfer Tax Statement of Value.

Upon motion by Eileen Kastura, seconded by Barry Rohrbach, the members of the Board present, by roll call vote, ratified the actions of its authorized officers to approve the purchase of 458 Miltimore Street, Reading, Berks County, Pennsylvania for \$16,000.00. This action included, but was not limited to (i) the execution and the delivery of an Agreement of Sale, (ii) the execution and delivery of a Closing Statement, and (iii) the execution and filing of a Realty Transfer Tax Statement of Value.

Upon motion by Eileen Kastura, seconded by Barry Rohrbach, the members of the Board present, by roll call vote, ratified the actions of its authorized officers to approve the purchase of 453 Gordon Street, Reading, Berks County, Pennsylvania for

\$16,000.00. This action included, but was not limited to (i) the execution and the delivery of an Agreement of Sale, (ii) the execution and delivery of a Closing Statement, and (iii) the execution and filing of a Realty Transfer Tax Statement of Value.

Upon motion by Eileen Kastura, seconded by Barry Rohrbach, the members of the Board present, by roll call vote, ratified the actions of its authorized officers to approve the purchase of 454 Miltimore Street, Reading, Berks County, Pennsylvania for \$12,000.00. This action included, but was not limited to (i) the execution and the delivery of an Agreement of Sale, (ii) the execution and delivery of a Closing Statement, and (iii) the execution and filing of a Realty Transfer Tax Statement of Value.

Kenneth Pick presented a preliminary plan for the Hamburg Redevelopment Area. There will be a further discussion at the July meeting of the Board of this Authority.

The meeting of this Authority was adjourned at 4:55 PM.

Barry E. Rohrbach, Secretary