

MINUTES OF THE JANUARY 23, 2007 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 4:20 PM on January 23, 2007, 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
Pamela J. Cala, Esquire of Kozloff Stoudt, P.C., Authority Solicitor
Norman E. Dettra, Esquire
Kathy Miller, Fiscal Officer
Dawn Iezzi, Office Support of the Authority

Chairman Yeager opened the annual reorganization of the Authority Board and accepted the nomination of Attorney Dettra as temporary chairperson.

Upon motion made and seconded, the nominations for temporary chairperson were closed resulting in the selection of Attorney Dettra as temporary chairperson.

Attorney Dettra then asked for nominations for Chairman of this Authority. Upon motion duly made and seconded, Glenn Yeager was nominated for the Office of Chairman of this Authority. Upon motion duly made and seconded, nominations for Chairman were closed and Glenn Yeager was declared the Chairman of this Authority. Mr. Yeager then assumed the office of Chairman of this reorganization meeting.

Chairman Yeager then asked for nominations for Vice Chairman of this Authority. Upon motion duly made and seconded, Eileen Kastura was nominated for the Office of Vice Chairman of this Authority. Upon motion duly made and seconded, nominations for Vice Chairman were closed and Eileen Kastura was declared the Vice Chairman of this Authority.

Chairman Yeager then asked for nominations for Secretary of this Authority. Upon motion duly made and seconded, Barry Rohrbach was nominated for the Office of Secretary of this Authority. Upon motion duly made and seconded, nominations for Secretary were closed and Barry Rohrbach was declared the Secretary of this Authority. Mr. Rohrbach then assumed the office of Secretary of this reorganization meeting.

Chairman Yeager then asked for nominations for Treasurer of this Authority. Upon motion duly made and seconded, Shirley Ludwig was nominated for the Office of Treasurer of this Authority. Upon motion duly made and seconded, nominations for Treasurer were closed and Shirley Ludwig was declared the Treasurer of this Authority.

Chairman Yeager then asked for nominations for Assistant Secretary of this Authority. Upon motion duly made and seconded, Pellegrino Orlando was nominated for the Office of Assistant Secretary of this Authority. Upon motion duly made and seconded, nominations for Assistant Secretary were closed and Pellegrino Orlando was declared the Assistant Secretary of this Authority.

The annual re-organization of the Board was as follows: Glenn Yeager nominated Attorney Dettra as Temporary Chairman. All members of the Board present voted to approve the nomination. Vice Chairman opened the nomination for the Chairman. Eileen Kastura nominated Glenn Yeager as Chairman. All members of the

Board present voted to approve the nomination. Barry Rohrbach nominated Eileen Kastura to Vice Chairman. All members of the Board present voted to approve the nomination. Chairman Yeager nominated Barry Rohrbach to Secretary. All members of the Board present voted to approve the nomination. Eileen Kastura nominated Shirley Ludwig Treasurer. All members of the Board present voted to approve the nomination. Eileen Kastura nominated Pellegrino Orlando to Assistant Secretary. All members of the Board present unanimously voted to approve the nomination.

Eileen Kastura nominated the firm of Kozloff Stoudt, P.C. as Solicitors of this Authority. All members of the Board present voted to approve the nomination.

Barry Rohrbach nominated Reinsel Kuntz Leshner as the auditor for this Authority. All members of the Board present voted to approve the nomination.

Chairman Yeager made the motion to appoint Kenneth Pick as the Executive Director of this Authority, which motion was seconded by Eileen Kastura. All members of the Board present voted in the affirmative to appoint Kenneth Pick as the Executive Director.

Upon motion by Chairman Yeager, seconded by Eileen Kastura, all members of the Board present, excluding Barry Rohrbach who abstained, voted to approve the December 19, 2006 minutes of the Board of this Authority.

Ken Pick presented the Monthly Financial Report for the period ending December 31, 2006. A copy of this Report is attached to these Minutes. Upon motion by Barry Rohrbach, seconded by Shirley Ludwig, all Board members present voted to approve the said Financial Report.

Chairman Yeager called an executive session at 4:30 PM for the discussion of the purchase of real estate. At the conclusion of the Executive Session, the Board went into “open session” at approximately 5:20 PM at which time Ken Pick reviewed with the Board the invoices for payments to creditors as stated as of January 23, 2007. A copy of this report is attached to these minutes. It was moved by Eileen Kastura, 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.

Solicitor Pam Cala discussed the recent water abandonment fees charged by the Reading Area Water Authority and the need to request a full abandonment instead of a partial abandonment due to the eventual demolition of the dwellings on the properties. Solicitor Cala explained that although the Reading Area Water Authority had previously agreed to charge \$200.00 for a partial abandonment fee, full abandonment would be required prior to demolition at a site, the charges for which would be much greater than the partial abandonment fee.

Upon motion by Barry Rohrbach, seconded by Glenn Yeager, it was moved that the Board of this Authority authorize and approve Change Order #1 to Contract #17 thereby amending the scope of work to be performed thereunder for rock excavation at the Penn View Motel, 250 Penn Avenue, West Reading at an increased cost of \$10,150.00, representing less than ten percent (10%) of the original Contract amount. Upon roll call vote, all Board members present voted in the affirmative.

Upon motion by Chairman Yeager, 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 the West River Parcel from Mountain Top Associates, Inc. for a

purchase price of \$10,000.00. This action includes, but is not limited to, (i) the execution and the delivery of an Agreement of Sale, (ii) the execution and delivery of a Closing Statement at the time of settlement, and (iii) the execution and filing of a Realty Transfer Tax Statement of Value at the time of recording the deed for the subject property.

Upon motion by Chairman Yeager, seconded by Eileen Kastura, the members of the Board present, by roll call vote, to approve the execution and implementation of a Redeveloper Agreement between this Authority and RDC Realco, LLC for the redevelopment of the parcel of land to be acquired from Mountain Top Associates, Inc. and an additional adjacent parcel of land to be acquired from the Reading Company and/or such other owner of record, which Redeveloper Agreement shall be approved by the Solicitor of this Authority.

Ken Pick presented the 2006 Audit Proposal from Reinsel Kuntz Leshner LLP for the year ending December 31, 2006 for a fee not to exceed \$4,000.00 and for a Single Audit pursuant to the Single Audit Act for a fee not to exceed \$2,000.00. Upon motion made by Barry Rohrbach, seconded by Shirley Ludwig, all members of the Board present voted to approve the Audit Proposal and the written acceptance by the Chairman of this Board of such Audit Proposal.

Ken Pick presented the annual Property Maintenance Contract between this Authority and Triple S Contractors for the second year of a three year approved contract period for a contract price not to exceed \$25,000.00. Upon motion by Chairman Yeager, seconded by Eileen Kastura, all members of the Board present voted to approve the execution of said Contract by the Chairman of this Authority.

The meeting of this Authority was adjourned at 5:45 PM.

Barry E. Rohrbach