

MINUTES OF THE SEPTEMBER 25, 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 4:30 PM on September 25, 2007, in the Neversink Room, 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, Authority Solicitor of Kozloff Stoudt, P.C.
David Hummel, CD & Housing Specialist
Dawn Iezzi, Office Support of the Authority

The meeting began with a presentation by David Hummel and Carol Adams, the Long Range Planning Chair of the the Reading Company Technical and Historical Society, of a proposed plan to incorporate a new “Reading Railroad Heritage Museum” in the 2nd Street Redevelopment Area, which would be constructed on the former site of the Pennsylvania Steel Foundry property. The museum would be a place to display and preserve the collection of Reading Company equipment, photos, drawings and artifacts used in the operation of the railroad system which served the Berks County area. In an effort to proceed with this plan, the Society made a

request of the Authority to authorize and pay for the cost of a property survey and analysis of the structural integrity of two existing buildings for the proposed site for the museum. Said services would be performed by the firm of Olsen Design Group Architects at a cost of \$14,500.00. Upon motion made by Chairman Yeager, seconded by Eileen Kastura, all Board members present voted to authorize Olsen Design Group Architects to perform said services at cost of \$14,500.00.

Upon motion by Barry Rohrbach, seconded by Shirley Ludwig, all members of the Board present voted to approve the July 31, 2007 minutes of the Board of this Authority.

Ken Pick presented the Monthly Financial Report for the period ending August 31, 2007. He stated that the former National Penn Bank escrow account was closed and the funds were transferred to the HUD Section 108 Loan Repayment account. A copy of this Report is attached to these Minutes. Upon motion by Shirley Ludwig, seconded by Chairman Yeager, all Board members present voted to approve the said Financial Report.

Ken Pick then reviewed with the Board the Annual Audit Report and the Single Audit Report prepared by Reinsel Kuntz Leshner LLP and dated as of December 31, 2006. Upon motion made by Eileen Kasura, seconded by Barry Rohrbach, all Board members presented voted to approve the acceptance of said Reports.

Ken Pick reviewed with the Board the invoices for payments to creditors as stated as of September 25, 2007. A copy of this report is attached to these minutes. It was moved by Chairman Yeager, seconded by Eileen Kastura 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 Chairman Yeager, seconded by Barry Rohrbach, all members of the Board present voted to authorize the advertisement for and acceptance of demolition bids for Contract #19. Bids will be due on October 22, 2007.

Ken Pick reported to the Board that the Authority received a check in the amount of \$731,250.00 from the Redevelopment Assistance Capital Program for the Penn Avenue Redevelopment Project. These funds will be used to repay the interim loan made to the Authority by the County of Berks.

Ken Pick presented a brief update on land development plan approval for the former Penn View Motel site. Said plan received preliminary plan approval from the Borough of West Reading and the developer will be seeking final plan approval at the next meeting of the Borough of West Reading. Mr. Pick explained that the TIF Plan would require modifications in light of the changes to the proposed plan for redevelopment of the Penn View site. Upon motion by Chairman Yeager, seconded by Eileen Kastura, all members of the Board present voted to revise the TIF Plan to reflect said modifications.

David Hummel presented a brief report on the Hamburg Redevelopment Area which will include certain road improvements for the extension of Grant Street. Ken Pick discussed an opportunity to submit a grant application for such improvements to the Pennsylvania Department of Community and Economic Development (“DCED”) in the amount of \$1,250,000.00 from its Infrastructure Development Program. Upon motion by Barry Rohrbach, seconded by Pellegrino Orlando, all Board members present voted to approve the request of said Infrastructure Development grant.

Ken Pick presented a brief report on the Fleetwood Redevelopment Area and a Redevelopment Area Proposal for approval and adoption by this Board. Upon motion by Eileen Kastura, seconded by Barry Rohrbach, all members of this Board present voted to approve the Redevelopment Area Proposal.

Ken Pick also presented a brief report on the Birdsboro/Union Redevelopment Area and the need to evaluate and revise the floodplain maps through FEMA for both municipalities' floodplain ordinances. Mr. Pick then presented to the Board an Assessment Grant application available through the federal Environmental Protection Agency in the amount of \$200,000.00 to assist in completing said evaluation of and revisions to the floodplain ordinances. Upon motion by Chairman Yeager, seconded by Pellegrino Orlando, all Board members present voted to approve the submission of the funding application to EPA for the Assessment Grant Program.

Attorney Cala then updated the Board on the Infrastructure & Facilities Improvement Program relative to the Authority's participation in the Exeter Township project of Exeter JV Associates, L.P. and the issuance of its \$6,359,000.00 County Guaranteed Revenue Note, Series of 2007, previously approved by this Board.

There being no further business, the meeting of this Authority was adjourned at 5:30 PM.

Barry E. Rohrbach

