

MINUTES OF THE JANUARY 22, 2008 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 4:35 PM on January 22, 2008, 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.
Kathy Miller, Fiscal Officer
David Hummel, CD & Housing Specialist
Dawn Iezzi, Office Support of the Authority

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

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

Attorney Cala 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 Treasurer of this Authority. Upon motion duly made and seconded, Pellegrino Orlando was nominated for the Office of Assistant Treasurer of this Authority. Upon motion duly made and seconded, nominations for Assistant Treasurer were closed and Pellegrino Orlando was declared the Assistant Treasurer of this Authority.

Chairman Yeager then asked for nominations for Assistant Secretary of this Authority. Upon motion duly made and seconded, Eileen Kastura was nominated for the Office of Assistant Secretary of this Authority. Upon motion duly made and seconded,

nominations for Assistant Secretary were closed and Eileen Kastura was declared the Assistant Secretary of this Authority.

The annual reorganization of the Board was as follows: Glenn Yeager nominated Attorney Cala 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 as Vice Chairman. All members of the Board present voted to approve the nomination. Eileen Kastura nominated Barry Rohrbach as Secretary. All members of the Board present voted to approve the nomination. Eileen Kastura nominated Shirley Ludwig as Treasurer. All members of the Board present voted to approve the nomination. Eileen Kastura nominated Pellegrino Orlando as Assistant Treasurer. All members of the Board present voted to approve the nomination. Shirley Ludwig nominated Eileen Kastura as Assistant Secretary. All members of the Board present 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.

Chairman Yeager recommended that the Authority wait until the Authority has received an engagement letter from the Authority's auditor, Reinsel Kuntz Leshner, to nominate said firm as its auditor.

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 Shirley Ludwig, seconded by Chairman Yeager, all members of the Board present, excluding Barry Rohrbach who abstained, voted to approve the December 18, 2007 minutes of the Board of this Authority.

Kathy Miller presented the Monthly Financial Report for the period ending December 31, 2007. A copy of this Report is attached to these Minutes. Upon motion by Chairman Yeager, seconded by Barry Rohrbach, all Board members present voted to approve the said Financial Report.

Ken Pick reviewed with the Board the invoices for payments to creditors as stated as of January 22, 2008. A copy of this report is attached to these minutes. It was moved by Barry Rohrbach, 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, the members of the Board present, by roll call vote, approved the purchase of 155 Walnut Street for \$6,500.00 and approved the purchase of 1052 Benner's Court for \$11,000.00. This action includes but is not limited to, (i) the execution and the delivery of Agreements of Sale, (ii) the execution and delivery of Closing Statements at the time of settlement, and (iii) the execution and filing of Realty Transfer Tax Statements of Value at the time of recording the deeds for the subject properties.

Solicitor Cala presented to the Board of this Authority a Resolution to authorize the execution and delivery of all closing documents, including but not limited to an Amended and Restated Redevelopment Agreement, an Assignment and Assumption Agreement, a Deed, a Title Affidavit, a Pledge, Assignment and Security Agreement and

a HUD-1 Settlement Statement, for the transfer of title to the Penn View Motel Site. Upon motion by Chairman Yeager, seconded by Barry Rohrbach, all Board members present voted to approve the Resolution. A copy of said Resolution is attached to these minutes.

Ken Pick presented an update on the West Reading Elm Street Program. Mr. Pick informed the Board that he has submitted an application for an additional residential re-investment grant in the amount of \$125,000.00 for a portion of the Elm Street program, which additional grant would supplement the existing \$100,000.00 grant which is being used to re-convert multi-family residential dwellings back to single-family dwellings.

David Hummel presented a brief report on the Hamburg Redevelopment Area. DCED has everything they need to process a grant application. Mr. Hummel and Mr. Pick attended a meeting on January 14, 2008 with the Hamburg School District to discuss the use of Tax Incremental Financing for this project.

Kathy Miller then made a brief presentation about the Fleetwood Redevelopment Area and reported that at the January, 2008 meeting of the Borough Council of the Borough of Fleetwood the Borough Council agreed to acquire a 5 ft. strip of land which is located along the side of the Tannery site which abuts the foundry alley for the purpose of widening said alley. The Borough Council will be voting on the conceptual design for the walkway at its next regularly scheduled meeting in February, 2008. There are three options for the new walkway which were designed by Olsen Design Group Architects.

Ken Pick proceeded to report on the progress of the Birdsboro/Union Redevelopment Area (also referred to as the Armorcast Redevelopment Area). The engineers continue to work on revising the flood plain maps. On January 29, 2008 there

will be a meeting with the Birdsboro Borough Planning Commission, the Union Township Planning Commission, various members of the Board of Commissioners and Board of Supervisors, along with Ed Geubtner from Mullin & Lonergan and Mr. Pick to finalize the redevelopment plan for the Armorcast Redevelopment Area.

There being no further business, the meeting of this Authority was adjourned at 5:20 PM.

Barry E. Rohrbach, Secretary