

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

February 23, 2010

Chair 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 February 23, 2010, in the Neversink Room, 14th Floor of the County Services Center, 633 Court Street, Reading, Pennsylvania.

The following Board members were present during the meeting:

Glenn Yeager, Chair
Eileen Kastura, Vice Chair
Barry Rohrbach, Secretary
Pellegrino Orlando, Asst. Treasurer
Shirley Ludwig, Treasurer

The Chair declared a quorum of Board members present.

Also in attendance were:

Pamela J. Cala, Esquire of Kozloff Stoudt, Solicitor
Kenneth Pick, Executive Director
Kathy Miller, Fiscal Officer
David Hummel, Housing and Community Development Specialist
Kathy Heckman, Office Support

Upon motion made by Chairman Yeager and seconded by Shirley Ludwig, all members of the Board present, voted to approve the January 26, 2010 minutes of the Board of this Authority.

Kathy Miller presented the Monthly Financial Report for the period ending January 31, 2010. A copy of this Report is attached to these Minutes. Upon motion by Eileen Kastura and seconded by Pellegrino Orlando, all Board members present voted to approve the said Financial Report.

Kathy Miller then reviewed with the Board the invoices for payments to creditors for the period through February 23, 2010. A motion was made by Shirley Ludwig and seconded by

Eileen Kastura that the invoices stated in said report be approved for payment. Upon roll call vote, all Board members present voted in the affirmative.

David Hummel and Kenneth Pick presented a brief report on the ADD Program. Mr. Hummel informed the Board of this Authority that he visited the Buttonwood-Gateway redevelopment area to evaluate those unoccupied properties that could be demolished. Mr. Pick then advised the Board that instead of receiving money from the City of Reading's Neighborhood Stabilization Program grant, the City will provide the Authority with the same amount of money from the Community Development Program. Funds allocated by the City will be available to the Authority for costs of demolition.

Mr. Pick and Solicitor Cala then presented a brief report on the Penn Avenue Redevelopment Area. Mr. Pick reported that all requirements have been met under the Redevelopment Agreement with MAHAOHM Corporation for the redevelopment of the former Penn View Motel site. Solicitor Cala informed the Board that in order to release the escrow monies in the amount of \$20,000.00 that were held by the Authority to assure the redeveloper's completion of this project and compliance with the terms of the Redevelopment Agreement, she recommended the Authority's acceptance and execution of an Indemnification Agreement (a copy of which is attached to these minutes). Mrs. Cala explained that the purpose of this instrument is to fully protect the Authority from any claims made by a certain sub-subcontractor known as Morgan Rail, Inc. who provided materials at this project site and is in a dispute with its subcontractor regarding payment. Upon motion made by Glenn Yeager and seconded by Barry Rohrbach, all Board members present voted to approve the release of the \$20,000.00 escrow to MAHAOHM Corporation and to accept and acknowledge the Indemnification provided to the Authority by the said redeveloper.

Mr. Hummel then presented an update on the Hamburg Redevelopment Area (also known as the Second Street Redevelopment Area). He presented to the Board a Reimbursement Agreement with the Borough of Hamburg for IDP funds. Upon motion made by Chairman Yeager and seconded by Barry Rohrbach, all members of the Board voted to approve the execution of the said Reimbursement Agreement.

Kathy Miller then gave a brief report on the Fleetwood Redevelopment Area (also known as the Tannery Redevelopment Area). Mrs. Miller informed the Board that bids for the widening of Foundry Alley were opened and that the lowest responsible bidder was DESCCO, from the Borough of Fleetwood, for a contract price of \$81,393.00.

Ken Pick then gave a progress report on the Armorcast Redevelopment Area located partially in the Borough of Birdsboro and partially in the Township of Union. Mr. Pick advised the Board that he was informed by the listing broker for this property that an offer to purchase the property is currently being reviewed by the owner.

Mr. Pick then presented an update on the transfer of the Beacon House property to Opportunity House under the County's Health Choices Program. He stated that closing on the transfer of this property was consummated on February 12, 2010. In addition, Mr. Pick informed the Board that he and County representatives are looking at other local projects for this Program.

Mr. Pick and Mrs. Heckman then presented to the Board background information on the County of Berks "Next Step Program", which is a tenant-based rental assistance program to provide families who have successfully come out of shelters, rehabilitation facilities and similar programs temporary financial assistance for independent living and housing. Mr. Pick informed the Board that the County of Berks has requested that the Authority enter into an Agreement with the County to implement this Program. Upon motion made by Chairman Yeager and seconded

by Barry Rohrbach, all members of this Board voted to approve the execution of the Agreement with the County (a copy of which is attached to these minutes).

Solicitor Cala presented a report on a meeting that she and Mr. Pick attended with Modesto Fume of Opportunity House and Attorney Michael Setley. Opportunity House is planning a project to expand their building to provide for a Technology Center for their residents and their children. Opportunity House is in the midst of completing their capital campaign. They have received pledges in the amount of \$2,500,000.00. Opportunity House would like the Authority to participate in the issuance of a Capital Campaign Anticipation Note using Tax Free Financing.

The next meeting of the Authority will be March 23, 2010. There being no further business, Glenn Yeager made a motion to adjourn the meeting. The motion was seconded by Barry Rohrbach and all members of this Authority voted in the affirmative. The meeting was adjourned at 5:05 p.m.

Barry Rohrbach, Secretary