

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

October 28, 2008

Chairman Glenn Yeager called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:45 P.M. on October 28, 2008, in the Neversink Room, 14th Floor of the County Services Center, 633 Court Street, Reading, Pennsylvania.

The following Board members were present:

Glenn Yeager, Chairman
Barry Rohrbach, Secretary
Shirley Ludwig, Treasurer
Pellegrino Orlando, Asst. Treasurer

The Chairman declared a quorum of Board members present.

Also in attendance were:

Pamela Cala, Esquire of Kozloff Stoudt, as Solicitor
Kenneth Pick, Executive Director
David Hummel, Housing & Community Development Specialist
Kathy Miller, Fiscal Officer
Kathy Heckman, Office Support of the Authority

The first item of business was a presentation made by Michael Setley, Esq., of Setley, Rauch & Bucolo, LLC, finance counsel for tax free financing for the benefit of the Berks County Association for the Hearing Impaired, Inc., d/b/a Berks Deaf and Hard of Hearing Services, a non-profit corporation (the "Borrower"). The Borrower intends to purchase property located at 2045 Centre Avenue, Reading, Pennsylvania for its new corporate headquarters (the "Project"). Mr. Setley requested that the Authority act as the conduit issuer of certain tax free Notes to provide the necessary financing to the Borrower for the acquisition, construction, renovation, furnishing and equipping of the

Borrower's new corporate headquarters. The Borrower would pay a fee to the Authority under the Authority's recently adopted fee schedule. Mr. Setley presented a Resolution to the Board for this purpose, which resolution was reviewed and approved by this Authority's Solicitor, Mrs. Cala. A copy of said Resolution is attached to these minutes. Barry Rorhbach made a motion to approve the Resolution as presented to this Board and such motion was seconded by Shirley Ludwig. Upon roll call vote, all members of this Board present voted unanimously to approve the said Resolution.

Upon motion by Glenn Yeager, seconded by Pellegrino Orlando, all members of the Board present, voted to approve the August 26, 2008 minutes of the Board of this Authority.

Kathy Miller and Kenneth Pick presented the Monthly Financial Reports for the periods ending August 31, 2008 and September 30, 2008. A copy of these Reports are attached to these Minutes. Upon motion by Glenn Yeager, seconded by Barry Rohrbach, all Board members present voted to approve the said Financial Reports.

Mr. Kenneth Pick reviewed with the Board the invoices for payments to creditors for a two month period from August 1, 2008 through September 30, 2008. A copy of this report is attached to these minutes. A motion was made by Chairman Glenn Yeager and seconded by Shirley Ludwig that the invoices stated in said reports be approved for payment. Upon roll call vote, all Board members present voted in the affirmative.

Mr. Kenneth Pick presented to this Board an update on the ADD Program and advised the Board that demolition of buildings on properties located within the Buttonwood Gateway Project Area, along with buildings on properties located on

Benner's Court, continue to occur. Mr. Pick reported that the Reading School District will be taking two of the properties in Benner's Court "as is". These properties will be conveyed to the School District and the District will be responsible for the demolition of the buildings located thereon.

Mr. Pick then presented a brief report on the Penn Avenue Redevelopment Area. He reported that the Borough of West Reading finished the curbing along Franklin Street. Mr. Pick also advised that he attended a Public Hearing with Borough Council regarding the Cherry Street Parking Lot project and whether to modify the Plan for said project. To date, Borough Council has not made any further decisions on this project.

Kenneth Pick then presented an update on the West Reading Elm Street Program. He reminded the Board that one of the goals of the Program is to deconvert 2 or 3 unit properties to a single-family dwellings. Mr. Pick included a review of the bid results for the 100 Yarnell Street project. Due to the bids exceeding the Authority's proposed budget for this project by more than \$100,000.00, Mr. Pick recommended that the Authority reject all the bids and reassess the project. Mrs. Pick suggested that the Board consider eliminating some of the "green" technology, demolishing the building or transferring the building to a non-profit entity to renovate it. A motion was made by Chairman Glenn Yeager and seconded by Pellegrino Orlando to reject all bids. The Board voted unanimously to approve the recommendation to reject the bids.

Mrs. Cala informed the Board of this Authority that the Authority's recent engagement of Reinsel Kuntz Leshner to perform a Single Audit for the Brownfields Grant for a fee of \$1,500.00 would require further action by this Authority. Mrs. Cala reminded

the Board that at the time of the Authority's approval of their engagement, the actual fee for their services was not known to the Board and said approval was for a fee not to exceed \$1,500.00. Prior to the next regularly scheduled meeting of the Board of this Authority a written proposal was received by the Authority from Reinsel Kuntz Leshner in the amount of \$3,200.00. In order to meet the deadline for completion of the Single Audit by Reinsel Kuntz Leshner, it was necessary to execute said firm's engagement fee letter prior to the date of the next regularly scheduled Authority meeting. Upon motion by Barry Rohrbach, seconded by Shirley Ludwig, all members present voted to approve the ratification of the engagement of Reinsel Kuntz Leshner to perform a Single Audit for the Brownfields Grant in the amount of \$3,200.00.

Mr. Pick discussed with the Board the dates for the upcoming November and December Board meetings. Upon motion made by Glenn Yeager and seconded by Shirley Ludwig, the Board voted to reschedule the November and December Board Meeting dates to Thursday, November 20, 2008 and Thursday, December 18, 2008. All members present voted in the affirmative.

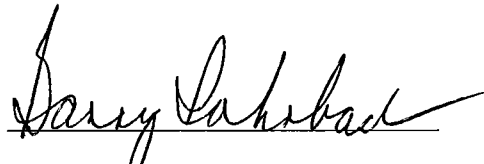
Mr. Pick reviewed a request made by the Office of Mental Health and Mental Retardation ("MH/MR") to this Authority to participate as a fiscal agent for a \$1,500,000.00 grant to fund the costs of acquisition, construction, renovation and redevelopment of real property in order to provide housing for MH/MR clients. In preparation for this collaborative program, Mr. Pick recommended that the Board authorize the establishment of a separate account with Commerce Bank for future deposits of funds from said grant. Upon motion made by Glenn Yeager, seconded by Barry Rohrbach, all members voted in the affirmative to open said account.

David Hummel presented a brief report on the Hamburg Redevelopment Area (also known as the Second Street Redevelopment Area). Mr. Hummel stated that the Borough of Hamburg is still waiting for approval from PENNDOT on the plan of the extension of Grand Street.

Kathy Miller presented a report on the Fleetwood Redevelopment Area (also known as the Tannery Redevelopment Area). Mrs. Miller advised the Board that the owner and developer of the Tannery site has not yet responded to the Authority's written proposal to purchase a five foot (5') strip of land from said owner and developer.

Ken Pick reported on the progress of the Armorcast Redevelopment Area located partially in the Borough of Birdsboro and partially in the Township of Union. Mr. Pick stated that the Borough of Birdsboro hired a consultant to review their recreational areas and is considering the development of a new baseball park. Mr. Pick further stated that PaDEP continues to perform studies of this area.

There being no further business, Chairman Glenn Yeager made a motion to adjourn the meeting. The motion was seconded by Pellegrino Orlando and all members of this Authority voted in the affirmative. The meeting was adjourned at 5:52 p.m.

A handwritten signature in cursive script, appearing to read "Barry Rohrbach", written over a horizontal line.

Barry Rohrbach, Secretary