

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

August 26, 2008

Chairman 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 August 26, 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
Eileen Kastura, Vice-Chairman
Shirley Ludwig, Treasurer
Pellegrino Orlando, Asst. Treasurer

The Chairman declared a quorum of Board members present.

Also in attendance were:

Joan E. London, 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

Upon motion by Shirley Ludwig, seconded by Eileen Kastura, all members of the Board present, voted to approve the July 22, 2008 minutes of the Board of this Authority.

Kathy Miller and Kenneth Pick presented the Monthly Financial Report for the period ending July 31, 2008. A copy of said Report is attached to these Minutes. Upon motion by Eileen Kastura, seconded by Glenn Yeager, all Board members present voted to approve the said Financial Report.

Mr. Kenneth Pick reviewed with the Board the invoices for payments to creditors as stated as of August 26, 2008. A copy of this report is attached to these minutes. It was

moved by Chairman Glenn Yeager and seconded by Shirley Ludwig that the invoices stated in said report 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 the Authority purchased one (1) property and sold one (1) property, both on Benner's Court.. Mr. Hummel stated that there are a couple of issues with the remaining Benner's Court properties, namely the inability to reach the owners and excessive liens encumbering the property. Mr. Pick remarked that of the 30 potential properties to be demolished which are located on Benner's Court; there are only two properties remaining that have issues.

Mr. Pick then presented a brief report on the Penn Avenue Redevelopment Area. Mr. Pick stated that he and other representatives of the Borough of West Reading are reviewing alternatives to the Cherry Street parking lot and attempting to encourage the property owners in the Penn Avenue Redevelopment Area to voluntarily create some additional parking spaces. He reported that the Borough of West Reading is finishing the paving along Franklin Street. Mr. Pick also advised this Board that he discussed the parking issue with the members of Borough Council for the Borough of West Reading and suggested that property owners be contacted to inquire if they wish to sell their property for the purpose of creating a parking lot.

Kenneth Pick then introduced Thomas Dachowski to present an update on the West Reading Elm Street Program. Tom advised the Board of this Authority that there have been 30 housing rehabilitation projects. He gave an overview and update of the work that has been completed on the rehabilitation of these properties. Mr. Dachowski

informed the Board that many of the properties needed upgrading of the electrical wiring and plumbing systems due to the age of the buildings. The last of the 30 rehabilitation properties is currently being completed. Ken Pick reported on the plans for renovating 100 Yarnell Street. He and Mr. Dachowski have met with the architect to discuss the plans and specifications for the renovations. Ken Pick requested an authorization from the Authority to advertise and receive bids on October 10, 2008 for the rehabilitation of the 100 Yarnell Street property. Upon motion made by Chairman Yeager, seconded by Eileen Kastura, all members of the Board present voted to approve the advertisement and receipt of bids for the rehabilitation of 100 Yarnell Street by October 10, 2008.

David Hummel presented a brief report on the Hamburg Redevelopment Area (also known as the Second Street Redevelopment Area). Mr. Hummel stated that there was a meeting among Our Town Foundation, Schuylkill River Greenway, Railroad Museum and the architectural firm of Olsen Design Group regarding the proposed trail known as the "Promenade Project" in the Hamburg Redevelopment Area. Mr. Hummel also reported that he and Mr. Pick will be meeting with DCED regarding the grant for the Grand Street extension project.

Kathy Miller presented a report on the Fleetwood Redevelopment Area (also known as the Tannery Redevelopment Area). Mrs. Miller advised this Board that the Borough is continuing work on the traffic study including traffic counts for the West Main Street area. Mrs. Miller also stated that the Developer accepted the Authority's offer of \$12,000.00 to purchase the five foot (5') strip of land from said Developer which will then allow for the widening of Foundry Alley. Mrs. Miller reported that Olsen Design Group has been contacted to prepare the plans and specifications.

Ken Pick reported on the progress of the Armorcast Redevelopment Area. He continues to work with Union Township and the Borough of Birdsboro regarding the redevelopment of the Amorcast site and the surrounding area. Mr. Pick advised the Board that at a recent meeting of the Borough Council of the Borough of Birdsboro discussions were held to evaluate the development of the area encompassing the existing baseball field into a baseball/softball complex. He stated that this could have an impact on the amount of land available to redevelop the Amorcast site. Mr. Pick also advised the Board that he met with representatives of DEP to discuss the Phase I and Phase II environmental assessment of the Amorcast site.

Kathy Miller reported that a Certificate of Deposit of the Authority in the amount of \$54,475.00 will mature in the month of September. She was advised by the bank that it can be rolled over into a 10- month Certificate of Deposit which could be accessed without any penalties. Upon motion made by Chairman Glenn Yeager, seconded by Pellegrino Orlando, all members of this Board present voted to approve the purchase of a 10-month Certificate of Deposit from National Penn Bank.

Mrs. Miller then advised the Board that a program audit of the Brownsfield Grant must be completed by Reinsel Kuntz Leshner, the Authority's accounting firm. Kathy Miller presented to the Board an engagement letter from Reinsel Kuntz Leshner to the Board for such accounting services. Upon motion made by Chairman Glenn Yeager, seconded by Pellegrino Orlando, all Board members present voted to approve the execution of said engagement letter by the Chairman of this Authority for an audit fee not to exceed \$1500.00.

There being no further business to discuss, 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: 25 p.m.

Eileen Kastura, Assistant Secretary

10/29/08 8:49 AM

Deleted: Barry Rohrbach