

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

August 25, 2009

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 August 25, 2009, in the Neversink Room, 14th Floor of the County Services Center, 633 Court Street, Reading, Pennsylvania.

The following Board members were present:

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

The Chairman declared a quorum of Board members present.

Also in attendance were:

Pamela J. Cala, Esquire of Kozloff Stouidt, Solicitor
Kenneth Pick, Executive Director
Kathy Miller, Fiscal Officer
Kathy Heckman, Office Support

Upon motion made by Glenn Yeager and seconded by Shirley Ludwig, all members of the Board present, voted to approve the July 28, 2009 minutes of the Board of this Authority.

Kathy Miller presented the Monthly Financial Report for the period ending July 31 2009. A copy of this Report is attached to these Minutes. Mrs. Miller noted that the first bills for the TIF District for the Penn Avenue Redevelopment Area have been forwarded to the taxing bodies for such Redevelopment Area. Upon motion by Glenn Yeager and seconded by Eileen Kastura, all Board members present voted to approve the said Financial Report.

Kathy Miller then presented to the Board copies of the three (3) 2008-2009 Audits prepared by Reinsel, Kuntz, Leshner, LLP. A motion was made by Glenn Yeager and seconded

by Eileen Kastura to accept all (3) three 2008-2009 Audits. Upon roll call vote, all members of this Board voted in the affirmative to accept said Audits.

Kathy Miller then reviewed with the Board the invoices for payments to creditors for the period through August 25, 2009. A motion was made by Shirley Ludwig and seconded by Glenn Yeager that the invoices stated in said report be approved for payment. Upon roll call vote, all Board members present voted in the affirmative.

Mr. Pick stated that he had no reportable activities for the ADD Program.

Mr. Pick then presented an update on the Hamburg Redevelopment Area (also known as the Second Street Redevelopment Area). He informed the Board that Hamburg is working to obtain an emergency Highway Occupancy Permit (“HOP”), for the commencement of construction of the emergency entrance onto State Route #61 from Grand Street and that the approval of the final HOP is still in process.

Mr. Pick then presented a brief report on the Penn Avenue Redevelopment Area. Attorney Cala added that a request was made by the Redeveloper for the release of the \$20,000.00 security deposit being held by this Authority pursuant to the terms of the Redevelopment Agreement for the redevelopment of the former Penn View Motel site. Mrs. Cala informed the Board that she is waiting on receipt of acceptable releases of liens from the contractors, subcontractors and materialmen who provided materials and services during the construction of the new Candlewood Suites Hotel. Following receipt of such releases of liens, Mrs. Cala stated that she will prepare a Certificate of Completion for recording in the Berks County Records and then the security deposit can be released.

Kathy Miller then gave a brief report on the Fleetwood Redevelopment Area (also known as the Tannery Redevelopment Area). She advised the Board that Olsen Design is in process of

obtaining the bid documents for the widening of Foundry Alley as part of the planned improvements for the Fleetwood Redevelopment Area. In addition, she reported that updated appraisals of the Fleetwood Pizza property have been ordered for future consideration.

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 the owner has not executed an access agreement to allow for a Phase I and Phase II environmental assessment of the site to be performed by Environmental Standards, Inc., the Authority's environmental contractor. He also reported to the Board that the Assessment Grant, which will be used for the costs of such assessments, is valid through 2010.

Kenneth Pick then gave a brief report to the Board on the Borough of Sinking Spring Redevelopment Area. Mr. Pick informed the Board that he had a meeting with the developer of the former Boscov's site, JD Capital, who has shown a continued interest in acquiring residue property adjacent to its site and the proposed realigned Route 724. He also reported that PENNDOT has not approved any realignment plans as of this time.

Mr. Pick informed the Board that there is a \$100,000.00 state contract for housing rehabilitation in the Second Street Redevelopment Area of Hamburg, Pennsylvania. A request was made to the Department of Community and Economic Development (DCED) to expand said redevelopment area to include Main Street and the proposed Elm Street areas of Hamburg. DCED has agreed to the request. A motion was made by Eileen Kastura and seconded by Glenn Yeager to amend the state housing rehabilitation contract to include in the Second Street Redevelopment area the said Main Street and the proposed Elm Street areas.

There being no further business, Chair Glenn Yeager made a motion to adjourn the meeting. The motion was seconded by Eileen Kastura and all members of this Authority voted in the affirmative. The meeting was adjourned at 5:20 p.m.

Eileen Kastura, Vice-Chairman