

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

January 26, 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 January 26, 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

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 by Eileen Kastura and seconded by Barry Rohrbach, 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, Pellegrino Orlando was nominated for the Office of Assistant Secretary of this Authority. Upon motion duly made and seconded, nominations for Assistant Secretary were closed and Pellegrino Orlando 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. Glenn Yeager 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. Glenn Yeager 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. Eileen Kastura nominated Pellegrino Orlando as Assistant Secretary. All members of the Board present voted to approve the nomination.

Chairman Yeager 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 made the motion to appoint Kenneth Pick as the Executive Director of this Authority, which motion was seconded by Barry Rohrbach. All members of the Board present voted in the affirmative to appoint Kenneth Pick as the Executive Director.

Following the approval of the aforesaid nominations, a motion was made by Chairman Glenn Yeager, seconded by Eileen Kastura, to seek proposals for accounting services for this Authority. Upon roll call, all members of the Board voted to approve the said motion to obtain proposals for future accounting services for this Authority.

Upon motion made by Shirley Ludwig and seconded by Glenn Yeager, all members of the Board present, excluding Eileen Kastura who abstained, voted to approve the December 17, 2009 minutes of the Board of this Authority.

Kathy Miller presented the Monthly Financial Report for the period ending December 31, 2009. A copy of this Report is attached to these Minutes. Upon motion by Glenn Yeager and seconded by Barry Rohrbach, 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 January 26, 2010. A motion was made by Barry Rohrbach 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.

David Hummel presented a brief report on the ADD Program. Mr. Hummel informed the Board of this Authority that the City of Reading received \$5,000,000 through phase 2 of the Neighborhood Stabilization Program. The Authority will receive up to 10 percent of the funds to purchase two properties; one property is located at 433 Gordon Street and the second property is located at 419 Tulpehocken Street. Mr. Pick added that this Authority expects to receive a written commitment from the City of Reading confirming the availability of such funds. Upon motion made by Eileen Kastura and seconded by Glenn Yeager to purchase the properties located at 433 Gordon Street and 419 Tulpehocken Street, all members present voted in the affirmative. Mr. Hummel then advised the Board that bids are being requested to demolish certain properties in the Buttonwood-Gateway Redevelopment Area.

Mr. Pick then presented a brief report on the Penn Avenue Redevelopment Area. Mr. Pick reported that this Authority has now completed the transfer of the Reading Company property from the Borough of West Reading to the developer of the Riverplace project, RDC Realco, LLC. Solicitor Cala added that the existing Redeveloper Agreement that was executed by this Authority and RDC Realco, LLC and recorded in the Office of the Recorder of Deeds for Berks County for the original railroad property that was acquired by RDC Realco, LLC for this

project will be amended to include the additional property recently transferred to RDC Realco, LLC.

Mr. Hummel then presented an update on the Hamburg Redevelopment Area (also known as the Second Street Redevelopment Area). He advised the Board that a meeting between representatives of the Borough and the architectural firm of Olsen DeTurk occurred for the purpose of discussing the promenade portion of this Redevelopment Area. Mr. Hummel also informed the Board that a Request for Proposals for a survey of the promenade area is being made. Mr. Hummel then informed the Board that the Borough of Hamburg transferred two properties from the Hamburg Redevelopment Area which it had acquired to this Authority. The subject properties are located at 103 State Street and 105 State Street in the Borough of Hamburg. Glenn Yeager made a motion to ratify the transfer of said properties to this Authority, which motion was seconded by Shirley Ludwig. Upon roll call vote, all members of the Board voted in the affirmative.

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 a pre-bid conference occurred early today for bids for the widening of Foundry Alley and that twelve contractors attended the conference.

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 of the Armorcast property, who was recently cited with multiple violations of the maintenance ordinances of the Borough of Birdsboro and Union Township, is attempting to comply with the orders from the District Justice to cure the citations. Mr. Pick also informed the Board that a concrete firm is continuing to look at this site for its operations. Mr. Pick stated that since the Borough of Birdsboro will not be completing a recreational plan, this

Authority can proceed with creating a redevelopment plan for the Armorcast Redevelopment Area.

Mr. Pick then presented an update on the transfer of the Beacon House property to Opportunity House. He stated that closing is scheduled for February 11, 2010. In addition, Mr. Pick informed the Board that Opportunity House is currently conducting its capital campaign and may need assistance from this Authority to provide tax free financing for funding until completion of the campaign.

The next meeting of the Authority will be February 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 5:15 p.m.

Barry Rohrbach, Secretary