

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

**October 27, 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 October 27, 2009, in the Neversink Room, 14<sup>th</sup> Floor of the County Services Center, 633 Court Street, Reading, Pennsylvania.

The following Board members were present during the meeting:

Glenn Yeager, Chair  
Barry Rohrbach, Secretary  
Shirley Ludwig, Treasurer  
Pellegrino Orlando, Asst. 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 Barry Rohrbach and seconded by Shirley Ludwig, all members of the Board present, voted to approve the September 22, 2009 minutes of the Board of this Authority.

Kathy Miller presented the Monthly Financial Report for the period ending September 30, 2009. A copy of this Report is attached to these Minutes. Upon motion by Glenn Yeager and seconded by Shirley Ludwig, all Board members present voted to approve the said Financial Report. Mrs. Miller also advised the Board that QuickBooks were purchased on behalf of the Authority and will be installed with the assistance of the Authority's accounting firm, Reinsel Kuntz Leshner, pursuant to the recommendation set forth in the Auditor's Report.

Kathy Miller and Ken Pick then reviewed with the Board the invoices for payments to creditors for the period through October 27, 2009. A motion was made by Shirley Ludwig and seconded by Barry Rohrbach 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 presented a brief report on the ADD Program. He advised the Board that Our City-Reading, Inc. was now in a position to transfer the properties located at 1330 N. 10<sup>th</sup> Street, 403 W. Windsor Street and 324 S. 8<sup>th</sup> Street to the Authority. He noted that each of these properties was originally acquired by Our City-Reading, Inc. from the U.S. Department of Housing and Urban Development for the purpose of being demolished. Mr. Pick requested approval from the Board to purchase all of the properties for a total purchase price of \$33,771.20. Upon motion made by Glenn Yeager, and seconded by Barry Rohrbach, all Board members present voted in the affirmative.

Mr. Pick then presented a brief report on the Penn Avenue Redevelopment Area and advised the Board that the first payment of interest was made for the TIF following the reassessment of the new Candlewood Suites.

Mr. Hummel then presented an update on the Hamburg Redevelopment Area (also known as the Second Street Redevelopment Area). He informed the Board that the Borough of Hamburg will be removing the property known as 25 State Street from the Redevelopment Plan by taking formal action at its next regularly scheduled meeting. He also advised the Board that Grand Street has been paved and the closing on the purchase of 105 State Street was consummated on October 21, 2009.

Kathy Miller then gave a brief report on the Fleetwood Redevelopment Area (also known as the Tannery Redevelopment Area). She requested approval of the Board to submit an application for a \$100,000.00 façade grant to the Department of Community and Economic Development for the Tannery Redevelopment Area. She described the grant as a “matching” grant which would require the property owner of a building to match the amount of the grant which would be used to improve the façade of the building. Upon motion made by Barry Rohrbach and seconded by Pellegrino Orlando, all Board members present voted to approve the submission of said grant application. She added that efforts were continuing to be made to conduct a turning radius study in order to reduce the amount of property that would need to be acquired in order to reconfigure the intersection of Main Street (Rt. 662) and Franklin Street. Lastly, Mrs. Miller informed the Board that cost estimates for the widening of Foundry Alley will be presented to Borough Council in the near future and the project to widen the Alley is expected to be completed in March of 2010.

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 Environmental Standards, Inc., the Authority’s environmental contractor, completed the Phase I Report and has provided a copy to Mr. Pick and Solicitor Cala for their review. He informed the Board that the report revealed, among other things, a recommendation to proceed with a Phase II environmental investigation.

Kenneth Pick then gave a brief report to the Board on the Borough of Sinking Spring Redevelopment Area. Mr. Pick gave a general explanation of the purpose of the Pennsylvania Tax Increment Financing Guarantee Program was established to provide guarantees for debt obligations resulting from redevelopment financing through Tax Increment Financing. Mr. Pick

advised the Board that presentations have now been made to both the Wilson School District and the Berks County Commissioners. In both cases, they are continuing to discuss the idea of creating the TIF District. Mr. Pick recommended that the Board authorize the execution of a TIF Cooperation Agreement by and among the Authority, the County of Berks, the Wilson School District and the Borough of Sinking Spring in the event that the said taxing bodies agree to the establishment of the TIF District. Upon motion made by Barry Rohrbach and seconded by Glenn Yeager, all Board members present voted to approve the execution of a TIF Cooperation Agreement. in the form of the resolution attached to these minutes.

Ken Pick then advised the Board that a request from the Shuman Corporation may be made in the future to assist the said Shuman Corporation and the County of Berks in issuing \$6,900,000.00 of tax-free bonds for the purpose of renovating the outlet buildings located in the City of Reading.

There being no further business, Chair Glenn Yeager made a motion to adjourn the meeting. The motion was seconded by Barry Rorbach and all members of this Authority voted in the affirmative. The meeting was adjourned at 5:15 p.m.

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Barry Rohrbach, Secretary