

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

December 17, 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 December 17, 2009, 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
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

Kenneth Pick introduced Mr. Alan Shuman of Shuman Development Group to discuss a future project at the former Reading Outlet Centers location. The project is known as the Reading Outlet Centers Redevelopment, the Shops at the ROC. It is anticipated that the developer of this project may request this Authority to act as the issuer of tax-exempt recovery bonds to finance part of the project. Mr. Shuman stated that ten of the buildings comprising the project were acquired in 2003 and eight of the ten buildings have been or are in the process of being renovated. Mr. Shuman advised the Board that leases are being negotiated at the present time and that the City of Reading has advertised bids for a demolition contractor.

Upon motion made by Glenn Yeager and seconded by Barry Rohrbach, all members of the Board present, voted to approve the November 19, 2009 minutes of the Board of this Authority.

Kathy Miller presented the Monthly Financial Report for the period ending November 30, 2009. A copy of this Report is attached to these Minutes. Mrs. Miller noted that a \$100,000 deposit was made into the Hamburg Redevelopment Area account for the purpose of the recent acquisition of the State Street property in Hamburg. Upon motion by Barry Rohrbach and seconded by Glenn Yeager, 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 December 17, 2009. A motion was made by 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.

David Hummel presented a brief report on the ADD Program. Mr. Pick added that this Authority acquired property located at 1330 N. 10th Street in the City of Reading and that bids for demolition were received by this Authority. Mr. Pick made the recommendation to accept the bid from N.E. Industrial Services in the amount of \$6500 for demolition of 1330 N. 10th Street. Upon motion made by Glenn Yeager to accept the bid from N.E. Industrial Services, 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. Mr. Pick reported that this Authority is in the process of facilitating the transfer of the Reading Company property from the Borough of West Reading to the developer of the Riverplace project, RDC Realco, LLC.

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 Grand Street emergency extension is almost completed and it is projected that the northbound lane should be open in the spring of 2010 and the southbound lane open in 2011.

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 she met with members of the Borough Council and authorization was given for the widening of Foundry Alley and bid requests will be advertised the week of December 19, 2009, with the bids being opened on January 11, 2010 and a pre-bid conference scheduled for January 4, 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. Solicitor Cala advised the Board that the Phase I Environmental Report of Environmental Standards, Inc., the Authority's environmental engineering firm, was distributed to the Borough of Birdsboro and the Township of Union... Mrs. Cala reported that the owner of the Armorcast property recently attended a District Justice hearing for multiple violations of the maintenance ordinances of the Borough of Birdsboro and Union Township and advised that the said owner will be required to correct the violations within ninety (90) days of the hearing date..

In anticipation of the meeting of reorganization of the Board of this Authority to be held on January 26, 2010, the members of this Board discussed the idea of seeking additional proposals to perform financial accounting and auditing services for this Authority, in addition to a proposal from the Authority's current accounting firm, Reinsel Kuntz Leshner. After further discussion, the said members of the Board of this Authority agreed to postpone such a request pending further review of the 2010 proposal from Reinsel Kuntz Leshner.

The next meeting of the Authority will be January 26, 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 5:10 p.m.

Barry Rohrbach, Secretary