

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

September 22, 2009

Vice Chair Eileen Kastura called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:30 P.M. on September 22, 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
Eileen Kastura, Vice Chair
Barry Rohrbach, Secretary
Shirley Ludwig, Treasurer
Pellegrino Orlando, Asst. Treasurer

The Vice 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 Shirley Ludwig and seconded by Eileen Kastura, all members of the Board present, voted to approve the August 25, 2009 minutes of the Board of this Authority.

Vice Chair Eileen Kastura then turned the meeting of the Board of this Authority over to Chairman Glenn Yeager.

Kathy Miller presented the Monthly Financial Report for the period ending August 31 2009. A copy of this Report is attached to these Minutes. Upon motion by Glenn Yeager and seconded by Eileen Kastura, 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 September 22, 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.

David Hummel stated that he had no reportable activities for the ADD Program.

Mr. Pick then presented a brief report on the Penn Avenue Redevelopment Area. Attorney Cala reminded the Board that she is still 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 in order to release the \$20,000.00 security deposit to the Redeveloper. Following receipt of such releases of liens and the recording of a Certificate of Completion in the Berks County Records, the security deposit can be released.

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 is no longer interested in acquiring the property located at 25 State Street for a visitors' center. Mr. Hummel requested the Board's approval to amend the Hamburg Redevelopment Area to remove the said 25 State Street property from the Redevelopment Area. Upon motion made by Chairman Glenn Yeager and seconded by Barry Rohrbach, all Board members present voted to approve the removal of 25 State Street from the Hamburg Redevelopment Area. Mr. Hummel also advised the Board that the Borough was proceeding with the paving of Grand Street.

Kathy Miller then gave a brief report on the Fleetwood Redevelopment Area (also known as the Tannery Redevelopment Area). She advised the Board that she attended a meeting with Stackhouse Bensinger and Olsen Design to discuss various construction documentation and

stormwater issues related to the widening of Foundry Alley. She added that efforts were being 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.

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, presented a draft of a Phase I Report to Mr. Pick and Solicitor Cala for their review.

Kenneth Pick then gave a brief report to the Board on the Borough of Sinking Spring Redevelopment Area. Mr. Pick informed the Board that 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 requested the approval of the Board to authorize the execution of an application to such Program for the guarantee of financing related to the Sinking Spring Borough TIF District. Upon motion made by Eileen Kastura and seconded by Pellegrino Orlando, all members of the Board present voted to approve the execution of said application in the form of the resolution attached to these minutes.

Ken Pick then presented to the Board a request from Opportunity House, Inc. to obtain a loan in the amount of \$200,000.00 from the County of Berks Housing Development Fund for the purpose of acquiring the former Beacon House located at 817-821 Schuylkill Avenue, in the City of Reading, County of Berks, Pennsylvania. Ken reminded the Board that this Authority administers the said Fund on behalf of the County of Berks Mental Health/Mental Retardation Health Choices Program. Upon motion made by Barry Rohrbach, seconded by Eileen Kastura,

all members of the Board present voted to approve the said request by Opportunity House, Inc. and to authorize this Authority's solicitor to prepare the necessary and appropriate documentation to memorialize the loan.

There being no further business, Chair Glenn Yeager made a motion to adjourn the meeting. The motion was seconded by Shirley Ludwig and all members of this Authority voted in the affirmative. The meeting was adjourned at 5:06 p.m.

Barry Rohrbach, Secretary