

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

May 26, 2009

Chair, Glenn A. Yeager called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:30 P.M. on May 26, 2009, in the Neversink Room, 14th Floor of the County Services Center, 633 Court Street, Reading, Pennsylvania.

The following Board members were present:

Glenn A. Yeager, Chair
Barry Rohrbach, Secretary
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 Stoudt, Solicitor
Kenneth Pick, Executive Director
David Hummel, Housing & Community Development Specialist
Kathy Miller, Fiscal Officer
Kathy Heckman, Office Support

This Authority began its meeting with a presentation by representatives of the Gigglegeworks, a non-profit association, regarding a proposed interactive children's' museum to be located in a former Palmer Company building in West Reading, Berks County, Pennsylvania. Mr. Lee Olsen of Olsen Design Group and Patty Miravich presented sketches of the proposed museum and advised the Board that a feasibility study would be needed to determine the costs associated with renovating the Palmer building. A request was made to this Board by Mr. Olsen and Mrs. Miravich to provide assistance to the Gigglegeworks for the costs of performing the feasibility study. Chairman Glenn Yeager requested the Board's solicitor to provide this Board with its recommendation on the Board's ability to provide funding for a project lying outside a

redevelopment area. Mrs. Cala stated that she would report her findings at the next meeting of the Board.

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

Kathy Miller presented the Monthly Financial Report for the period ending April 30, 2009. A copy of this Report is attached to these Minutes. Upon motion by Barry Rohrbach, seconded by Glenn Yeager, all Board members present voted to approve the said Financial Report.

Kathy Miller reviewed with the Board the invoices for payments to creditors for the period through May 26, 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. David Hummel reviewed with this Board an update on the ADD Program. Following said update, Mr. Hummel presented a resolution to the Board for adoption for the purpose of authorizing the acceptance of the transfer of title to 324 S. 8th Street, 403 West Windsor Street and 1330 N. 10th Street, in the City of Reading, which are currently owned by Our City-Reading, Inc. Mr. Hummel further explained that upon transfer of title to said properties to the Authority, this Authority would proceed with demolition of the buildings in accordance with the requirements of the ADD Program. Upon motion made by Glenn Yeager, seconded by Barry Rohrbach, all members present voted to approve the adoption of the said resolution, a copy of which is attached to these minutes.

David Hummel presented a brief report on the Hamburg Redevelopment Area (also known as the Second Street Redevelopment Area), including the project involving the extension

of Grand Street. Mr. Hummel informed the Board that the necessary funds for phase I of this project have been obtained and said project is moving forward.

Mr. Pick then presented a brief report on the Penn Avenue Redevelopment Area. He advised this Board that the new Candlewood Suites motel project, located at the former Penn View site, has been completed and a certificate of occupancy has been issued. He further explained that the property will be reassessed by July 1, 2009, at which time the TIF revenue resulting from the completion of these improvements can be calculated. Mr. Pick also informed the Board that a representative of HUD completed the audit for all the redevelopment projects, including the Penn View project.

Kathy Miller presented a report on the Fleetwood Redevelopment Area (also known as the Tannery Redevelopment Area). Mrs. Miller reported to this Board that the closing on the acquisition of the 5' strip of land for the widening of the alley way which is adjacent to the former tannery site has been scheduled for closing on June 3, 2009. The Borough of Fleetwood will take title directly from the redeveloper of the tannery site.

Ken Pick reported on the progress of the Armorcast Redevelopment Area located partially in the Borough of Birdsboro and partially in the Township of Union. Mr. Pick informed this Board that the Authority received thirty proposals in response to the Request for Proposals for Phase I and Phase II Environmental Assessments for the former Armorcast site. He advised this Board that he is in the process of reviewing said proposals for professional services and will be prepared to make his recommendation to the Board at the June 23, 2009 meeting.

Kenneth Pick then reported to the Board on the status of the Borough of Sinking Spring Redevelopment Area. Mr. Pick informed the Board that he met with the business manager of

the School District regarding the creation of a TIF committee for the establishment of a Tax Incremental District to support financing the costs of the proposed project to realign and relocate the primary roads and intersections in this Redevelopment Area. Mr. Pick advised the Board that the School District will appoint a representative to the TIF committee.

Ken Pick then presented to the Board an application for renewal of directors' and officers' liability insurance for this Authority Board. Upon motion made by Barry Rohrbach, seconded by Pellegrino Orlando, all members present voted to approve the execution of the renewal application.

There being no further business, Chairman 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 5:30 p.m.

Barry Rohrbach, Secretary