

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

**February 24, 2009**

Chairman 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 February 24, 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:

Glenn Yeager, Chairman  
Barry Rohrbach, Secretary  
Shirley Ludwig, Treasurer  
Pellegriano Orlando, Asst. Treasurer

The Chairman declared a quorum of Board members present.

Also in attendance were:

Pamela Cala, Esquire of Kozloff Stoudt, as Solicitor  
Kenneth Pick, Executive Director  
David Hummel, Housing & Community Development Specialist  
Kathy Miller, Fiscal Officer  
Kathy Heckman, Office Support of the Authority

Upon motion made by Chairman Glenn Yeager and seconded by Barry Rohrbach, all members of the Board present voted to approve the January 27, 2009 minutes of the Board of this Authority.

Kathy Miller presented the Monthly Financial Report for the period ending January 31, 2009. A copy of this Report is attached to these Minutes. Upon motion by Barry Rohrbach, seconded by Chairman Glenn Yeager, all Board members present voted to approve the said Financial Report.

Mr. Kenneth Pick and Kathy Miller reviewed with the Board the invoices for payments to creditors for the period through February 24, 2009. A copy of this report is attached to these

minutes. A motion was made by Barry Rohrbach 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 presented a brief report to this Board on the ADD Program and advised this Board that a closing date had been scheduled for the purchase of 453 Gordon Street, Reading, Berks County, Pennsylvania.

David Hummel presented a brief report on the Hamburg Redevelopment Area (also known as the Second Street Redevelopment Area), including the condemnation of a portion of the former Trident, LLC property for the purpose of extending Grand Street. Mr. Hummel informed the Board that a hearing before the Bankruptcy Court occurred on this date to present an offer to purchase the Trident, LLC property and that following approval by the Bankruptcy Court of said proposed offer the IEP grant from DCED could be amended to reflect the new owner and operator of the property..

Mr. Pick then presented a brief report on the Penn Avenue Redevelopment Area. He advised this Board that he met with the Borough Manager, George Tindall, and Mr. Tindall will be discussing with Borough Council of the Borough of West Reading the creation of a plan to create additional parking in West Reading.

Kenneth Pick then presented an update on the West Reading Elm Street Program. Mr. Pick stated that Reading-Berks Habitat for Humanity, Inc. has agreed to purchase the 100 Yarnell Street property from this Authority. He advised the Board that Reading-Berks Habitat for Humanity, Inc., with the assistance of and contributions from local churches and volunteers, will rehabilitate this property and then transfer it to a qualified low-income housing family. Upon motion by Chairman Yeager, seconded by Pellegrino Orlando, the members of the Board

present, by roll call vote, approved the transfer of the property known as 100 Yarnell Street, Reading, Berks County, Pennsylvania to Reading-Berks Habitat for Humanity, Inc.

Kathy Miller presented a report on the Fleetwood Redevelopment Area (also known as the Tannery Redevelopment Area). Mrs. Miller reported to this Board that she would be attending the Fleetwood Borough Council meeting with Olsen Design Group to continue discussions regarding the development of a plan for the area adjoining the former Tannery site and to consider the creation of a small version of a “main street” project for such area.

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 the Board that the owner of the Armorcast property has been cited by the Borough of Birdsboro and Union Township for code violations and, in response, the owner has applied for a demolition permit. To date, no work has commenced and Mr. Pick advised the Board that he continues to work on a proposal for this site and has submitted a grant application for environmental studies.

Kenneth Pick then reported to the Board that the Borough of Sinking Spring Planning Commission will be meeting on this date to adopt the certificate of blight. Following the certification of blight, Mr. Pick stated that he and Ed Geubtner of Mullin & Lonergan will continue to work on a proposal for the redevelopment of this area.

Mr. Pick then recommended to the Board that he prepare an annual summary or report of the activities and accomplishments of this Board for presentation to the Berks County Board of Commissioners. Mr. Pick also suggested that such report be posted on the Authority’s website.

Mr. Ken Pick the advised the Board that the existing maintenance contract had expired and that new proposals should be obtained for such services. Upon motion made by Chairman

Glenn Yeager, and seconded by Barry Rohrbach, by roll call vote, all members of this Board present voted to approve the advertisement for proposals for maintenance services for this Authority.

Mr. Pick presented a brief report on the Neighborhood Stabilization Program (NSP) which was established under and pursuant to the Housing and Economic Recovery Act of 2008 and which is to be administered by the U.S. Department of Housing and Urban Development (HUD). The City of Reading applied for funds from the NSP for a variety of activities and included a request for the sum of Six Hundred Thousand dollars (\$600,000.00) for demolition purposes for the ADD Program of this Authority.

Mr. Pick and Solicitor Cala then presented to this Board an update on the Berks County Health Choices Program and advised the members of this Board that discussions were continuing on the recent proposal from Family Promise to purchase the former Beacon House property.

Mrs. Cala then presented to the Board an Open Records Policy to comply with the recent adoption of Act 3 of 2008, as signed by Governor Edward G. Rendell on February 14, 2008 (known as the "Right-to-Know Law"), which became effective on January 1, 2009. Upon motion made by Barry Rohrbach and seconded by Shirley Ludwig, by roll call vote, all members of the Board voted to approve the Open Records Policy and the appointment of Kathy Heckman as the Open Records Officer for this Authority.

There being no further business, Shirley Ludwig made a motion to adjourn the meeting. The motion was seconded by Glenn Yeager and all members of this Authority voted in the affirmative. The meeting was adjourned at 5:10 p.m.

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Barry Rohrbach, Secretary