

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

**January 27, 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 January 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:

Glenn Yeager, Chairman  
Barry Rohrbach, Secretary  
Eileen Kastura, Vice-Chairman  
Shirley Ludwig, Treasurer  
Pellegrino 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

Chairman Yeager opened the annual reorganization of the Authority Board and accepted the nomination of Pamela Cala as temporary Chairperson.

Upon motion made and seconded, the nominations for temporary Chairperson were closed resulting in the selection of Attorney Cala as temporary Chairperson.

Attorney Cala then asked for nominations for Chairman of this Authority. Upon motion duly made by Eileen Kastura and seconded by Barry Rohrbach, Glenn Yeager was nominated for the office of Chairman of this Authority. Upon motion duly made and seconded, nominations

for Chairman were closed and Glenn Yeager was declared the Chairman of this Authority. Mr. Yeager then assumed the office of Chairman of this reorganization meeting.

Chairman Yeager then asked for nominations for Vice Chairman of this Authority. Upon motion duly made and seconded, Eileen Kastura was nominated for the Office of Vice Chairman of this Authority. Upon motion duly made and seconded, nominations for Vice Chairman were closed and Eileen Kastura was declared the Vice Chairman of this Authority.

Chairman Yeager then asked for nominations for Secretary of this Authority. Upon motion duly made and seconded, Barry Rohrbach was nominated for the Office of Secretary of this Authority. Upon motion duly made and seconded, nominations for Secretary were closed and Barry Rohrbach was declared the Secretary of this Authority. Mr. Rohrbach then assumed the office of Secretary of this reorganization meeting.

Chairman Yeager then asked for nominations for Treasurer of this Authority. Upon motion duly made and seconded, Shirley Ludwig was nominated for the Office of Treasurer of this Authority. Upon motion duly made and seconded, nominations for Treasurer were closed and Shirley Ludwig was declared the Treasurer of this Authority.

Chairman Yeager then asked for nominations for Assistant Treasurer of this Authority. Upon motion duly made and seconded, Pellegrino Orlando was nominated for the Office of Assistant Treasurer of this Authority. Upon motion duly made and seconded, nominations for Assistant Treasurer were closed and Pellegrino Orlando was declared the Assistant Treasurer of this Authority.

Chairman Yeager then asked for nominations for Assistant Secretary of this Authority. Upon motion duly made and seconded, Eileen Kastura was nominated for the Office of Assistant

Secretary of this Authority. Upon motion duly made and seconded, nominations for Assistant Secretary were closed and Eileen Kastura was declared the Assistant Secretary of this Authority.

The annual reorganization of the Board was as follows: Glenn Yeager nominated Attorney Cala as Temporary Chairman. All members of the Board present voted to approve the nomination. Vice Chairman opened the nomination for the Chairman. Eileen Kastura nominated Glenn Yeager as Chairman. All members of the Board present voted to approve the nomination. Glenn Yeager nominated Eileen Kastura as Vice Chairman. All members of the Board present voted to approve the nomination. Eileen Kastura nominated Barry Rohrbach as Secretary. All members of the Board present voted to approve the nomination. Glenn Yeager nominated Shirley Ludwig as Treasurer. All members of the Board present voted to approve the nomination. Eileen Kastura nominated Pellegrino Orlando as Assistant Treasurer. All members of the Board present voted to approve the nomination. Barry Rohrbach nominated Eileen Kastura as Assistant Secretary. All members of the Board present voted to approve the nomination.

Eileen Kastura nominated the firm of Kozloff Stoudt, P.C. as Solicitors of this Authority. All members of the Board present voted to approve the nomination.

Chairman Yeager nominated the firm of Reinsel Kuntz Leshner as auditor of this Authority. All members of the Board present voted to approve the nomination. Upon motion made by Glenn Yeager, seconded by Eileen Kastura, all members of the Board voted to approve the engagement of the firm of Reinsel, Kuntz, Leshner to perform additional accounting services as needed by this Authority at an hourly rate of \$250.00 per hour for Larry Shaub, \$150.00 per hour for Donal Renninger and \$105.00 per hour for Phyllis Hall.

Chairman Yeager made the motion to appoint Kenneth Pick as the Executive Director of this Authority, which motion was seconded by Barry Rohrbach. All members of the Board present voted in the affirmative to appoint Kenneth Pick as the Executive Director.

Upon motion made by Shirley Ludwig and seconded by Glenn Yeager, all members of the Board present, excluding Barry Rohrbach and Eileen Kastura who abstained, voted to approve the December 18, 2008 minutes of the Board of this Authority.

Kathy Miller presented the Monthly Financial Report for the period ending December 31, 2008. A copy of this Report is attached to these Minutes. Mrs. Miller informed the Board that the Commerce Bank account established to administer the Exeter IFIP account was retitled the Penn Avenue Redevelopment Account due to the expenditure of all IFIP funds from said account. Upon motion by Eileen Kastura , seconded by Barry Rohrbach , 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 January 27, 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 the Board that the Authority transferred a property known as 208 West 4<sup>th</sup> Street to the Roselawn Corporation. Mr. Hummel added that the City of Reading is seeking additional funding to assist with demolition of ADD Program properties.

David Hummel presented a brief report on the Hamburg Redevelopment Area (also known as the Second Street Redevelopment Area). Mr. Hummel informed the Board that a proposal was requested from the firm of Stackhouse Bensinger, Inc. for a survey for the pedestrian promenade.

Kenneth Pick then presented an update on the West Reading Elm Street Program. Mr. Pick stated that discussions are continuing with Reading-Berks County Habitat for Humanity for the purchase of 100 Yarnell Street.

Mr. Pick then presented a brief report on the Penn Avenue Redevelopment Area. He advised this Board that the Borough Council of the Borough of West Reading, at its January, 2009 meeting, took formal action on the prior plan to create a parking lot along Cherry Street. He advised the Board that the plan was rejected and Borough Council will revisit the design and location of a parking lot.

Kathy Miller presented a report on the Fleetwood Redevelopment Area (also known as the Tannery Redevelopment Area). Mrs. Miller reported to this Board that Olsen Design Group and Stackhouse Bensinger are moving forward with the plan for the widening of the alley located in front of the former foundry.

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 stated that the Borough of Birdsboro and Union Township have approved the Armorcast Redevelopment Area Plan.

Kenneth Pick then reported to the Board that the Borough of Sinking Spring Planning Commission will be meeting to further discuss the plan to realign the intersection of State Route

No. 724, Penn Avenue, Cacoosing Avenue and Columbia Avenue in the Borough of Sinking Spring and to certify the proposed area as “blighted”.

Mr. Ken Pick and Solicitor Cala presented the proposed Agreement by and between the County of Berks and this Authority for the administration of the \$1,500,000.00 Housing Development Fund pursuant to the Permanent Supportive Housing Reinvestment Plan initiated by the MH/MR Health Choices Program of the County of Berks. A copy of said Agreement is attached to the minutes of this Board. Upon motion made by Eileen Kastura, seconded by Barry Rohrbach, all Board members present voted to approve the execution of said Agreement.

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 will be applying for funds from the NSP for a variety of activities. Mr. Pick reported that the City has agreed to include in its application a request for the sum of Six Hundred Thousand dollars (\$600,000.00) for demolition purposes for the Buttonwood Gateway project.

Mr. Pick also reported that the United States Congress is still considering a second Stimulus Package which would be made available through HUD for the purpose of providing funds at a county level for short-term projects to create jobs. At the present time, Congress is still debating the proposal.

Kathy Miller stated that the funds in the CD in the amount of \$54,000 need to be moved into the General Account of the Redevelopment Authority at National Penn Bank. A motion was made by Glenn Yeager and seconded by Shirley Ludwig to liquidate the CD in the amount of \$54,000.00 and deposit it into the General Account of National Penn Bank. A motion to approve

the liquidation of said CD was made by Chairman Yeager and seconded by Shirley Ludwig. All Board members present voted in the affirmative to approve the said motion.

There being no further business, Eileen Kastura 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