

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

July 22, 2008

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 July 22, 2008, in the Neversink Room, 14th Floor of the County Services Center, 633 Court Street, Reading, Pennsylvania.

The following Board members were present:

Glenn Yeager, Chairman
Eileen Kastura, Vice-Chairman
Barry Rohrbach, Secretary
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

Upon motion by Shirley Ludwig, seconded by Eileen Kastura, all members of the Board present, excluding Barry Rohrbach who abstained due to his absence from the June 24, 2008 Board meeting, voted to approve the said June 2008 minutes of the Board of this Authority.

Kathy Miller and Kenneth Pick presented the Monthly Financial Reports for the period ending June 30, 2008. A copy of these Reports is attached to these Minutes. Upon motion by Glenn Yeager, seconded by Barry Rohrbach, all Board members present voted to approve the said Financial Reports.

Mr. Kenneth Pick reviewed with the Board the invoices for payments to creditors as stated as of July 22, 2008. A copy of this report is attached to these minutes. It was moved by Eileen Kastura and seconded by Chairman 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. Kenneth Pick presented to this Board an update on the ADD Program and advised the Board that demolition of buildings on properties located within the Buttonwood Gateway Project Area, along with buildings on properties located on Benner's Court, continue to occur. Mr. Pick then presented Change Order #2 to Demolition Contract #18 for the removal of the demolition of 313A South Eighth Street and a reduction of the contract cost in the amount of \$20,000.00. Upon motion made by Glenn Yeager, seconded by Barry Rohrbach, all Board members present voted to approve Change Order #2 to Demolition Contract #18 as presented.

Mr. Pick then presented a brief report on the Penn Avenue Redevelopment Area. He reported that the Borough of West Reading is finishing the curbing along Franklin Street. Mr. Pick also advised this Board that he attended a meeting with the traffic committee for the Borough of West Reading to continue discussions regarding the Cherry Street Parking Plan and the possibility of modifying said Plan.

Kenneth Pick then presented an update on the West Reading Elm Street Program and stated that the plans for renovating 100 Yarnell Street are proceeding with the intention to incorporate as many "green" improvements as possible.

David Hummel presented a brief report on the Hamburg Redevelopment Area (also known as the Second Street Redevelopment Area). Mr. Hummel described an area

of Hamburg which is targeted for redevelopment as a parking lot or visitors' center for the Borough of Hamburg. The proposed area includes the property located at 103 State Street which will be purchased by the Borough of Hamburg with funds provided by this Authority from the CDBG grant. Upon motion made by Mr. Rohrbach, seconded by Chairman Yeager, the members of this Board present, by roll call vote, approved the distribution of the sum of \$107,000.00 to the Borough of Hamburg for the purchase of 103 State Street in Hamburg, Pennsylvania, which property is to be redeveloped and used by the Borough for a parking lot and/or a visitors' center. Mr. Hummel continued to report that a meeting has been scheduled for July 24, 2008 with the Schuylkill Valley Greenway to discuss the Promenade Project in the Hamburg Redevelopment Area. In addition, Mr. Hummel presented to this Board a TIF Cooperation Agreement in connection with the Grand Street extension project. A motion was made by Chairman Yeager to approve the execution of the TIF Cooperation Agreement with the Hamburg School District, the Borough of Hamburg and the County of Berks. Said motion was seconded by Eileen Kastura and all members of the Board present voted in the affirmative.

Kathy Miller presented a report on the Fleetwood Redevelopment Area (also known as the Tannery Redevelopment Area). Mrs. Miller advised this Board of the need to widen Foundry Alley to improve access. She described Foundry Alley as a very narrow alley located one block off of W. Main Street, between Main St. and the former Tannery site. As a part of the Fleetwood Redevelopment Plan, it will be necessary to widen that portion of Foundry Alley which is located between S. Richmond Street and S. Franklin Street. Kathy Miller informed the Board that a recent appraisal of a five foot

(5') strip which would be taken from the Tannery site for the widening of Foundry Alley revealed an appraised value of \$12,000. A motion was made by Eileen Kastura and seconded by Shirley Ludwig to approve the purchase of said five foot (5') strip of land from the record title owner of the Tannery site for a purchase price of \$12,000. All Board members present voted in the affirmative to approve said purchase. Mrs. Miller also reported that the Borough of Fleetwood has received a draft of a traffic study from the firm of Traffic Planning and Design and that said study will be discussed at the Borough's next regularly scheduled public meeting.

Ken Pick reported on the progress of the Armorcast Redevelopment Area. The owner of the former Armorcast site was in attendance at a recent Planning Commission meeting, at which time the Armorcast Redevelopment Plan was discussed. It is anticipated that any development of the Armorcast site will require Penn Dot approval for access. The Birdsboro/Union Redevelopment Area (also known as the Armorcast Redevelopment Area) is located within two municipalities and, as a result, both municipal zoning and subdivision/land development ordinances will need to be considered in subdividing and developing this area.

Lastly, Mr. Pick presented a Resolution for the establishment of a fee schedule for this Authority's involvement in the administration of or application for future grants and/or the facilitation of loans. Upon motion made by Chairman Glenn Yeager, seconded by Barry Rohrbach, all members of this Board voted to approve the Resolution No. 2008-5, a copy of which is attached to these minutes.

There being no further business to discuss, 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 5:10 p.m.

Barry Rohrbach, Secretary