

MINUTES OF THE JUNE 28, 2005 MEETING OF THE BOARD OF THE  
REDEVELOPMENT AUTHORITY OF THE COUNTY OF BERKS

Chairman Glenn Yeager called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:30 PM on June 28, 2005, in the Neversink Room, 14th Floor of the Berks County Services Center, 633 Court Street, Reading, Pennsylvania.

The following Board members were present:

Glenn Yeager  
Barry Rohrbach  
Shirley Ludwig  
Pellegrino Orlando

Chairman Glenn Yeager declared a quorum of Board members present.

Also in attendance were:

Kenneth Pick, Deputy Director  
Norman E. Dettra, Jr. and Pamela J. Cala, Authority Solicitors of Kozloff  
Stoudt  
Kathy Miller, Fiscal Officer  
Dawn Iezzi, Office Support

Chairman Glenn Yeager declared a quorum of Board members present.

Upon motion by Barry Rohrbach, seconded by Ms. Shirley Ludwig, all members of the Board present voted to approve the May 24, 2005 minutes of the Board of this Authority.

Kenneth Pick presented the Monthly Financial Report for the period ending May 31, 2005. A copy of this Report is attached to these Minutes. Upon motion by Chairman Yeager, seconded by Ms. Shirley Ludwig, all members of the Board present voted to approve the said Financial Report.

Kenneth Pick reviewed with the Board the invoices for payment to creditors as reflected on a report dated June 28, 2005. A copy of the report is attached to these

Minutes. Barry Rohrbach moved, seconded by Ms. Shirley Ludwig, that the invoices reflected on said report be approved for payment. Upon roll call vote, all members present, voted in the affirmative.

The annual audit report of the accounts of this Authority stated as of December 31, 2004 and prepared by Reinsel Kuntz Leshar was discussed in detail by the Authority members. This discussion was concluded by requesting a written response to the Board's oral inquiry of a certain deficit in the amount of \$78,903.00 as reflected on pages 6 and 8 of the said audit report.

Mr. Pick discussed the \$250,000 Residential Reinvestment Program grant for the Elm Street Area of West Reading. He presented the Board with an outline of the costs and the general uses of the fund.

Mr. Pick discussed the Authority will be borrowing 1.5 million dollars with the backing of the County's Community Development Block Grant Program. We will be paying back the loan to HUD with a Section 108 Loan currently being reviewed by HUD in Washington. The loan will be paid back using Tax Incremental Financing (TIF). Mr. Pick distributed information about the TIF process to the Board.

Upon motion by Chairman Yeager, seconded by Barry Rohrbach, it was moved that the Board of this Authority authorize and approve Change Order #1 to Contract #13 by increasing the scope of work to be performed thereunder by adding the demolition of structures located at 449 Pear Street at an additional cost of \$7,790.00. Mr. Pick noted that the within cost of demolition was approximately six percent (6%) of the demolition price for Contract #13 and that this Authority had acquired title to abutting properties located at 451 Pear Street and 447 Pear Street. It was also noted that the Authority's acquisition of this property eliminated the cost for providing lateral support to the structures located thereon. Upon roll call vote, all Board members present voted in the affirmative.

Upon motion by Chairman Yeager, seconded by Barry Rohrbach, the members of the Board present, by roll call vote, ratified the actions of its authorized officers in purchasing the property know as 34 Orange Street, Reading, Berks County, Pennsylvania for a purchase price of \$700.00 at the “free and clear” sale. This action included, but was not limited to, (i) the execution and the delivery of an Agreement of Sale (ii) the execution and delivery of a Closing Statement, and (iii) the execution and filing of a realty Transfer Tax Statement of Value. Upon roll call vote, all members present voted in the affirmative.

Upon motion by Barry Rohrbach, seconded by Chairman Yeager, it was moved that the funding for the Penn Avenue Redevelopment Area in the Borough of West Reading, Pennsylvania be increased from \$250,000.00 to \$750,000.00, which increase shall be reflected in an amendment to the agreement for such funding. It was noted that the Board of Commissioners of the County of Berks previously approved this increase in funding. Upon roll call vote, all members present voted in the affirmative.

Upon motion by Chairman Yeager, seconded by Ms. Shirley Ludwig, all members of the Board present voted to approve the submission of a \$100,000.00 grant application to the Pennsylvania Community Revitalization Program.

Upon motion by Barry Rohrbach, seconded by Ms. Shirley Ludwig, all members of the Board present voted to approve the advertising for Demolition Contract #14 for receipt of bids on August 22, 2005.

Solicitor Cala discussed with the Authority the necessity of extending the time for continuing negotiations with Advanced Building Systems, Inc. for the finalization of a Redevelopment Agreement for the Penn View Motel site located within the Penn Avenue Redevelopment Area. Upon motion by Chairman Yeager, seconded by Barry Rohrbach, it was moved that the following resolution be adopted:

“Resolved, that the period of time for the negotiation of the Redevelopment Agreement between this Authority and Advanced Building Systems, Inc. relating to the

Penn View Motel Project located within the Penn Avenue Redevelopment Area of the Borough of West Reading, Berks County, Pennsylvania be and the same is hereby extended to on or before September 30, 2005.”

Upon roll call vote, all members present voted in the affirmative to adopt the foregoing resolution.

Chairman Yeager declared an executive session at 5:30 PM for the purpose of discussing personnel matters. It was noted that the Board would not return to open session and, hence, no further action would be taken by this Board other than to adjourn this meeting.

The meeting of this Authority was adjourned at 6:00 p.m.

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Barry Rohrbach, Secretary