

MINUTES OF THE MARCH 27, 2007 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 March 27, 2007, 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,
Eileen Kastura,
Barry Rohrbach, and
Pellegrino Orlando

The Chairman, Glenn Yeager, declared a quorum of Board members present.

Also in attendance were:

Kenneth Pick, Executive Director
Pamela J. Cala, Esquire of Kozloff Stoudt, P.C., Authority Solicitor
Kathy Miller, Fiscal Officer
Dawn Iezzi, Office Support of the Authority

Mr. Pick welcomed Darryl Shoff to the meeting of this Authority. Mr. Shoff presented a revised concept plan for the Penn View site to the Board which included a 75 room hotel and a possible bank pad site. Mr. Shoff explained the reasons for the change in direction of the project from an office building and residential condominiums to a new hotel and bank. Mr. Shoff described to the Board the lack of potential tenants for the office space and the increased price range for the proposed condominium units due to the costs to develop the Penn View site. In the months ahead, Mr. Shoff will be submitting a preliminary land development plan to the Planning Commission of the Borough of West Reading.

Upon motion by Barry Rohrbach, seconded by Eileen Kastura, all members of the Board present voted to approve the February 27, 2007 minutes of the Board of this Authority.

Kathy Miller presented the Monthly Financial Report for the period ending February 28, 2007. A copy of this Report is attached to these Minutes. Upon motion by Chairman Yeager, seconded by Barry Rohrbach, all Board members present voted to approve the said Financial Report.

Ken Pick reviewed with the Board the invoices for payments to creditors as stated as of March 27, 2007. A copy of this report is attached to these minutes. It was moved by Chairman Yeager, seconded by Eileen Kastura, that the invoices stated in the said report be approved for payment. Upon roll call vote, all Board members present, voted in the affirmative.

Upon motion by Barry Rohrbach, seconded by Pellegrino Orlando, the members of the Board present, by roll call vote, approved the purchase of 422 Miltimore Street for \$2,500.00 and the purchase of 424 Miltimore Street for \$2,500.00. This action includes, but is not limited to, (i) the execution and the delivery of an Agreement of Sale for both properties, (ii) the execution and delivery of Closing Statements at the time of settlement, and (iii) the execution and filing of Realty Transfer Tax Statements of Value at the time of recording the deeds for the subject properties.

Upon motion by Barry Rohrbach, seconded by Chairman Yeager, it was moved that the Board of this Authority authorize and approve Change Order #1 to Contract #18 thereby amending the scope of work to be performed thereunder by adding the properties located at 422 and 424 Miltimore Street and stucco work at an increase of \$12,700.00,

representing less than ten percent (10%) of the original Contract amount. Upon roll call vote, all Board members present voted in the affirmative.

Upon motion by Eileen Kastura, seconded by Barry Rohrbach, it was moved that the Board of this Authority authorize and approve Change Order #3 to Contract #17 thereby amending the scope of work to be performed thereunder by including the removal, transportation and disposal of asbestos pipe at an increase of \$23,325.00, representing less than ten percent (10%) of the original Contract amount. Upon roll call vote, all Board members present voted in the affirmative.

Ken Pick clarified for the Board that the property owners located along Penn Avenue in the Borough of West Reading were sent letters notifying them of the consideration of a concept plan for the proposed Cherry Street parking lot in the Borough. Further discussions would be held at a public meeting of the Planning Commission of the Borough of West Reading on April 12, 2007 at 7:00 p.m. for the purpose of hearing public comments on said concept plan.

Ken Pick discussed the revised Hamburg Redevelopment Plan and informed the Board that the Planning Commission of the Borough of Hamburg approved said revised Redevelopment Plan.

Attorney Cala presented to the Board lease agreements for the two (2) apartments located at 726 North 11th Street, which property is currently owned by this Authority, together with assignments of such lease agreements to the Reading Housing Authority. Mrs. Cala explained that in anticipation of the approval of the transfer of this property to the Reading Housing Authority at its next regularly scheduled meeting, written leases for the existing tenants for this property would need to be assigned to the Reading Housing

Authority at the time of transfer. Upon motion by Barry Rohrbach, seconded by Eileen Kastura, all members of the Board present voted to approve the execution of the leases and assignments for both apartments.

The meeting of this Authority was adjourned at 5:15 PM.

Barry E. Rohrbach

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