

MINUTES OF THE AUGUST 23, 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 August 23, 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
Eileen Kastura
Barry Rohrbach
Shirley Ludwig and
Pellegrino Orlando

The 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, P.C.
Lisa Hodgen, Esq. of Leisawitz Heller Abramowitch Phillips, P.C.,
Attorney for Advanced Building Systems, Inc.
Dawn Iezzi - Office Support of the Authority

Upon motion by Chairman Yeager, seconded by Vice Chairman Kastura, all members of the Board present voted to approve the July 26, 2005 minutes of the Board of this Authority.

Kenneth Pick presented the Monthly Financial Report for the period ending July 31, 2005. A copy of this Report is attached to these Minutes. Upon motion made by Chairman Yeager, seconded by Barry Rohrbach, all Board members 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 August 23, 2005. A copy of the report is attached to these Minutes. It was moved by Barry Rohrbach, seconded by Shirley Ludwig, that the invoices reflected on said report be approved for payment. Upon roll call vote, all Board members present, voted in the affirmative.

Solicitor Dettra and Solicitor Cala presented to the Board a Redevelopment Agreement for the proposed redevelopment of the Penn View Motel property located at 250 Penn Avenue, in the Borough of West Reading, County of Berks, Pennsylvania. The following motion was made by Vice Chairman Kastura, seconded by Chairman Yeager: "The appropriate officers of this Authority be and the same are hereby authorized and empowered to execute the Redevelopment Agreement between this Authority and Advanced Building Systems, Inc. relating to the Penn View Motel Project in the Borough of West Reading, Berks County, PA. subject, however, to Mr. Orlando's approval of the same due to the inability to communicate the contents of the said Agreement to Mr. Orlando for his review prior to this meeting; and be it further resolved that the adoption of this resolution is contingent upon the technical staff and the Solicitors of this Authority approving the exhibits and schedules referred to in the Redevelopment Agreement." Upon roll call vote, all Board members present, voted in the affirmative.

Solicitor Dettra and Solicitor Cala then presented to the Board an Assignment and Assumption Agreement for the purpose of assigning the right, title and interest in and to the Redevelopment Agreement from Advanced Building Systems, Inc. to DSRP II, Limited Partnership and the assumption of all obligations under said Agreement by DSRP II, Limited Partnership. Further explanation by the Solicitors revealed that

Advanced Building Systems, Inc. would not be released from its obligations under the Redevelopment Agreement. Upon motion made by Barry Rohrbach, seconded by Chairman Yeager, it was moved to authorize the execution of said Assignment and Assumption Agreement, contingent upon the execution of the Redevelopment Agreement by this Authority. Upon roll call vote, all Board members present, voted in the affirmative.

Upon motion by Barry Rohrbach, seconded by Chairman Yeager, it was moved that the Board of this Authority authorize and approve Change Order #2 to Contract #13 thereby amending the scope of work to be performed thereunder by eliminating stucco work, stone, fencing and adding vinyl siding resulting in a reduction of \$5,000.00. Upon roll call vote, all Board members present voted in the affirmative.

Upon motion by Glenn Yeager, seconded by Vice Chairman Eileen Kastura, the members of the Board present, by roll call vote, ratified the actions of its authorized officers to approve the purchase of 430 Miltimore Street, Reading, Berks County, Pennsylvania for \$8,000.00. 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.

Solicitor Dettra discussed a water problem at 160 W. Oley Street, Reading, Pennsylvania. The homeowner has complained of water penetration into her property since the demolition of 158 W. Oley Street.

Written proposals for curbing and sidewalk at Walnut and Moss Streets were received from Bertolet, Burkey and Perrotto. Following a review of these proposals, it

was moved by Barry Rohrbach, seconded by Chairman Yeager that Perrotto be awarded the bid.

Kenneth Pick also discussed the termination of the Property Maintenance Contract with Curtis Washington. Upon motion by Chairman Yeager, seconded by Barry Rohrbach it was moved that the contract be terminated immediately.

The meeting of this Authority was adjourned at 5:30 PM.

Barry Rohrbach, Secretary