

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

November 20, 2008

Chairman Glenn Yeager called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:35 P.M. on November 20, 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, Asst. 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

Upon motion made by Glenn Yeager, seconded by Shirley Ludwig, all members of the Board present, voted to approve the October 28, 2008 minutes of the Board of this Authority.

Kathy Miller presented the Monthly Financial Report for the period ending October 31, 2008. A copy of this Report is attached to these Minutes. Upon motion by Glenn Yeager, seconded by Eileen Kastura, all Board members present voted to approve the said Financial Report.

Mr. Kenneth Pick reviewed with the Board the invoices for payments to creditors for the period through October 31, 2008. A copy of this report is attached to these minutes. A motion was made by Shirley Ludwig and seconded by Pelligrino Orlando 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 a brief report to this Board on the ADD Program and advised the Board that this Authority purchased two (2) properties and sold three (3) properties. He further advised this Board that there are four remaining properties on Benner's Court which will require demolition of buildings.

Mr. Pick then presented a brief report on the Penn Avenue Redevelopment Area. He advised this Board that the Berks County Open Space Recreation and Conservation (OSRAC) grant has been utilized to purchase parcels of land along the Schuylkill River for the River Place project. The County has agreed to extend the term of the grant to December 31, 2009. Upon motion by Glenn Yeager to approve Amendment #3 to said grant agreement to extend the term of the OSRAC grant through December 31 2009, seconded by Eileen Kastura, all board members present voted unanimously to approve the execution of said Amendment #3.

Kenneth Pick then presented an update on the West Reading Elm Street Program. Mr. Pick stated that he discussed the 100 Yarnell Street rehabilitation project with Neighborhood Housing Services (NHS). NHS was given a deadline of November 30, 2008 to make a decision as to whether they are interested in pursuing the project.

David Hummel presented a brief report on the Hamburg Redevelopment Area (also known as the Second Street Redevelopment Area). Mr. Hummel stated that he met with the Borough of Hamburg Borough Council regarding the plan for the extension of Grand Street. He reported that the Borough is still awaiting comments from PennDot on the plan for said extension.

Kathy Miller presented a report on the Fleetwood Redevelopment Area (also known as the Tannery Redevelopment Area). Mrs. Miller stated that the Borough is considering proceeding with the widening of Foundry Alley. Mrs. Miller also advised the Board that Olsen Design Group has been directed to move forward with securing potential bids for the widening work and obtaining the necessary approvals from PennDOT for the issuance of a Highway Occupancy Permit since the proposed widening will impact State Route #662.

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 requested the Authority to amend its proposal and cause a modification of the Armorcast Redevelopment Area Plan so that it will include the Borough's downtown area. DCED will be providing a grant in the amount of approximately \$40,000.00 to complete a Phase I and Phase II environmental assessment of the Armorcast Site. A motion was made by Glenn Yeager and seconded by Pellegrino Orlando to approve the request to submit a grant application to the PA Industrial Sites Reuse Program. All members of the Board present voted to approve the said motion.

Mr. Ken Pick presented a report on the Permanent Supportive Housing Reinvestment Plan initiated by the MH/MR Health Choices Program of the County of

Berks. He advised this Board that the Reinvestment Plan provides for an allocation of Four Million Dollars (\$4,000,000.00) for, among other things, the creation of permanent supportive housing for consumers of the MH/MR Health Choices Program. The County of Berks, through the MH/MR HealthChoices Program will make available to this Authority the sum of One Million Five Hundred Thousand Dollars (\$1,500,000.00) from the said fund created for the implementation of the Reinvestment Plan for use in creating affordable housing for eligible MH/MR clients. This Authority would work with the County of Berks to find appropriate project sites and developers who would be able to obtain loans from this Authority for this purpose. Further information will be presented to this Board at the meet scheduled for December 16, 2008.

Mr. Pick advised this Board that the contract with Olsen DeTurck Architects for professional engineering services will expire on November 30, 2008. Mr. Pick then presented to this Board a proposed Amendment #1 to said contract which provided for the extension of the term to November 30, 2010. Upon motion by Glenn Yeager, seconded by Eileen Kastura, all members of this Board present voted to approve the extension of the contract to November 30, 2010.

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 NSP was created to provide funding to purchase foreclosure properties for the purpose of rehabilitating them for resale. In conjunction with NSP, the Commonwealth of Pennsylvania has received Fifty-Nine Million Dollars (\$59,000,000.00) to be used for the demolition of blighted properties. Mr. Pick has

requested the County of Berks and the City of Reading to submit an application to the Commonwealth for the amount of Five Hundred Thousand Dollars (\$500,000.00) to be used for demolition purposes.

Mr. Pick also reported that the United States Congress may be 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. It is being considered to allocate approximately Nine Million Dollars (\$9,000,000.00) to the County of Berks for its Community Development Program. If granted, these funds could be used for projects within the Hamburg Redevelopment Area, the Fleetwood Redevelopment Area and the Amorcast Redevelopment Area.

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 5:25 p.m.

Eileen Kastura, Vice Chairman