

MINUTES OF THE SEPTEMBER 27, 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 4:25 PM on September 27, 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., Esq. and Pamela J. Cala, Esq., Authority Solicitors
of Kozloff Stoudt, P.C.
Kathy Miller, Fiscal Officer
Dawn Iezzi, Office Support

Mr. Jamie Schlesinger of Concord Public Financial Advisors, Inc., financial advisors to Reading Area Community College ("RACC"), and Peter Edelman, Esq. of the firm of Stevens & Lee, bond counsel to RACC, reviewed with the Board a proposed Resolution of this Authority to authorize the issuance of the Series 2005 Note by the Authority to refinance a certain portion of indebtedness of the College, not to exceed \$1.9 million. Upon motion by Mr. Barry Rohrbach, seconded by Ms. Eileen Kastura, all members of the Board present voted in the affirmative to approve the adoption of the Resolution with the exception of Chairman Yeager, who abstained from voting because of his relationship with the firm of Stevens & Lee. A copy of the Resolution is attached

hereto for further reference. Mr. Dettra noted that a separate Resolution would be presented to the Authority setting forth the fees and costs associated with the within refinancing. Initially it was noted that all fees and costs would be paid by RACC. Specifically, Mr. Dettra noted that counsel fees payable to his firm would be approximately \$2,500.00 and that the fee imposed by this Authority would be approximately \$2,500.00. It was noted that the fee of this Authority was within the guidelines relating to similar projects.

Chairman Yeager called an executive session at 4:40 PM for the discussion of the Phase I Environmental Report relating to the Penn View Motel Project of this Authority prepared by Liberty Environmental, Inc. At the conclusion of the Executive Session, the Board went into "open session" at approximately 5:00 P.M. at which time Solicitor Dettra requested that the Redevelopment Agreement between this Authority and Advanced Building Systems, Inc., together with the Assignment thereof to DSRP II, Limited Partnership, be deferred until a later date. Upon motion by Chairman Yeager and seconded by Mr. Pellegrino Orlando, it was moved that the execution of the foregoing Redeveloper's Agreement and Assignment be deferred until the next meeting of this Authority. Upon roll call vote, all members present voted in the affirmative.

As a result of the adoption of the foregoing motion, Chairman Yeager moved to rescind the prior action of this Authority made at its August 23, 2005 meeting to execute the Redeveloper's Agreement with Advanced Building Systems, Inc., together with the Assignment thereof. Upon roll call vote, all members present voted in the affirmative.

Upon motion by Mr. Barry Rohrbach, seconded by Ms. Shirley Ludwig, all members of the Board present voted to approve the August 23, 2005 minutes of the Board of this Authority.

Ms. Kathy Miller presented the financial report for the period ending August 31, 2005. A copy of this Report is attached to these Minutes. Ms. Miller stated a new account was open for the West Reading Redevelopment Project. Mr. Barry Rohrbach will be added to the signers list to replace Mr. Tom McKeon. Chairman Yeager made the motion, seconded by Vice Chairman Eileen Kastura, all members of the Board present voted to adopt the Resolution for an additional signer. Upon motion made by Ms. Shirley Ludwig, seconded by Chairman Yeager, 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 September 27, 2005. A copy of the report is attached to these Minutes. It was moved by Mr. Barry Rohrbach, seconded by Chairman Yeager, that the invoices reflected on said report be approved for payment. Upon roll call vote, all Board members present, voted in the affirmative.

Kenneth Pick discussed the bid opening for Demolition #14, which was held on the date of this meeting. The two bidders were Northeast Industrial in the amount of \$62,180.00 and Empire Wrecking in the amount of \$49,800.00. Upon motion by Chairman Yeager, seconded by Vice Chairman Eileen Kastura, it was moved that Contract #14 be awarded to Empire Wrecking in the amount of \$49,800.00.

Upon motion by Barry Rohrbach, seconded by Eileen Kastura, based upon the recommendation of Deputy Director, Kenneth Pick, it was moved that the contract

between this Authority and Curtis Washington for property maintenance services be terminated, effective this date, as a result of Mr. Washington's failure to perform property maintenance services in a timely manner. Upon roll call vote, all members present voted in the affirmative.

Kenneth Pick also discussed a proposal from Opportunity House to supply property maintenance services until the end of calendar year 2005 for a consideration not to exceed \$4,000.00. Upon motion by Mr. Barry Rohrbach, seconded by Ms. Eileen Kastura it was moved to award a property maintenance contract to Opportunity House of Reading, Pennsylvania for the remainder of the year 2005 and for a consideration not to exceed \$4,000.00. Upon roll call vote, all members present voted in the affirmative.

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

Barry Rohrbach, Secretary