

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

**April 28, 2009**

Vice Chair, Eileen Kastura called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:30 P.M. on April 28, 2009, in the Neversink Room, 14<sup>th</sup> Floor of the County Services Center, 633 Court Street, Reading, Pennsylvania.

The following Board members were present:

Eileen Kastura, Vice-Chair  
Barry Rohrbach, Secretary  
Shirley Ludwig, Treasurer  
Pellegrino Orlando, Asst. Treasurer

The Chairman declared a quorum of Board members present.

Also in attendance were:

Joan London, Esquire of Kozloff Stoudt, Solicitor  
Kenneth Pick, Executive Director  
David Hummel, Housing & Community Development Specialist  
Kathy Miller, Fiscal Officer  
Kathy Heckman, Office Support

Upon motion made by Shirley Ludwig and seconded by Barry Rohrbach, all members of the Board present voted to approve the March 24, 2009 minutes of the Board of this Authority.

Kathy Miller presented the Monthly Financial Report for the period ending March 31, 2009. Mrs. Miller informed the Board that a draw of \$50,000.00 was made under the Commerce Bank Loan for the Penn Avenue Redevelopment Area improvements and such amount was deposited into the Commerce Bank account designated for the Penn Avenue Redevelopment Area to cover costs and expenses associated with this project. A copy of this Report is attached to these Minutes. Upon motion by Barry Rohrbach, seconded by Pellegrino Orlando, all Board members present voted to approve the said Financial Report.

Kathy Miller reviewed with the Board the invoices for payments to creditors for the period through April 28, 2009. Mrs. Miller advised the Board that payment was made to Hamburg Real Estate Investment, LLC for just compensation for the condemnation of a portion of its property for the extension of Grand Street in Hamburg. Solicitor Joan London stated that her office is in receipt of a letter from Hamburg Real Estate Investment, LLC acknowledging receipt and acceptance of such amount. A copy of this report is attached to these minutes. A motion was made by Shirley Ludwig and seconded by Eileen Kastura that the invoices stated in said report be approved for payment. Upon roll call vote, all Board members present voted in the affirmative.

Mr. David Hummel presented a brief report to this Board on the ADD Program and advised this Board that the Reading School District is moving forward with the purchase of 1049 Benners' Court. The County Commissioners signed a resolution to approve the \$15,000 incentive payment for relocation costs.

David Hummel presented a brief report on the Hamburg Redevelopment Area (also known as the Second Street Redevelopment Area), including the project involving the extension of Grand Street. Mr. Hummel informed the Board that the Department of Community and Economic Development re-approved the \$1.25 million dollar grant for the extension of Grand Street based upon the renovation and operation of the former Wissahickon Water Company plant by Advanced H2O. Mr. Hummel stated that he is expecting to be able to move forward with the approval of a Highway Occupancy Permit for the connection of Grand Street to State Route No. 61.

Mr. Pick then presented a brief report on the Penn Avenue Redevelopment Area. He advised this Board that the rehabilitation of 158 Penn Avenue had been completed. He also

informed this Board that he met with representatives from GoggleWorks Center for the Arts concerning the Children's Museum project.

Kathy Miller presented a report on the Fleetwood Redevelopment Area (also known as the Tannery Redevelopment Area). Mrs. Miller reported to this Board that Olsen Design Group is attempting to reach the developer to submit the final specifications for the widening of the alley way which is adjacent to the former tannery site .

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 informed this Board that the Authority received a \$30,000.00 grant for the costs of conducting a Phase I and Phase II Environmental Assessment for the former Armorcast site. Mr. Pick presented a request to authorize the advertisement of a Request for Proposals for a Phase I and Phase II Assessment for the said Armorcast property, which bids would be due to the Authority on May 22, 2009. Eileen Kastura made a motion to authorize such advertisement, which motion was seconded by Pellegrino Orlando. Upon roll call vote, all Board members present voted in the affirmative.

Kenneth Pick then reported to the Board on the Borough of Sinking Spring Redevelopment Area. The Borough is considering establishing a Tax Incremental District in order to financing up to \$2,500,000.00 of costs for Phase I of the proposed project to realign and relocate the primary roads and intersections in this Redevelopment Area. The Borough of Sinking Spring established a TIF committee and County Commissioner Kevin Barnhart was appointed to said TIF Committee.

The results of the bids for the Request for Proposals for property maintenance services were presented to the Board for the Board's review and discussions. Mr. John Haas, of Haas

Construction Company, was present at the April 28, 2009 Board meeting. Following the Board's discussions regarding the increased costs and current insurance requirements, Mr. Pick recommended that this Board reject all bids and reconsider the types and amounts of insurance and to re-advertise Requests for Proposals for such services. Upon motion made by Barry Rohrbach, seconded by Shirley Ludwig, all members of the Board of this Authority present voted in the affirmative.

.There being no further business, Barry Rohrbach made a motion to adjourn the meeting. The motion was seconded by Pellegrino Orlando and all members of this Authority voted in the affirmative. The meeting was adjourned at 5:00 p.m.

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Barry Rohrbach, Secretary