

MINUTES OF THE MARCH 25, 2008 MEETING OF THE BOARD OF THE
REDEVELOPMENT AUTHORITY OF THE COUNTY OF BERKS

Vice Chair Eileen Kastura called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 7:00 PM on March 25, 2008, in the Activity Room, Phoebe Berks Retirement Village, Rt. 422, Wernersville, Pennsylvania.

The following Board members were present:

Glenn Yeager,
Eileen Kastura,
Barry Rohrbach, and
Pellegrino Orlando

The Vice Chair, Eileen Kastura, declared a quorum of Board members present.

Also in attendance were:

Kenneth Pick, Executive Director
Pamela J. Cala, Esquire and Joan E. London, Esquire, Authority Solicitors
of Kozloff Stoudt, P.C.
David Hummel, CD & Housing Specialist
Dawn Iezzi, Office Support of the Authority

Upon motion by Barry Rohrbach, seconded by Pellegrino Orlando, all members of the Board present voted to approve the February 26, 2008 minutes of the Board of this Authority.

Eileen Kastura then turned the meeting over to Chairman Glenn Yeager who continued the meeting of this Authority.

Kenneth Pick presented the Monthly Financial Report for the period ending February 29, 2008. A copy of this Report is attached to these Minutes. Upon motion by Eileen Kastura, seconded by Barry Rohrbach, all Board members present voted to approve the said Financial Report.

Mr. Pick reviewed with the Board the invoices for payments to creditors as stated as of March 25, 2008. A copy of this report is attached to these minutes. It was moved by Eileen Kastura, seconded by Barry Rohrbach that the invoices stated in the said report be approved for payment. Upon roll call vote, all Board members present, voted in the affirmative.

Mr. Kenneth Pick presented to this Board an update on the ADD Program and advised the Board that three additional properties on Benner's Court have been purchased.

Ken Pick presented an update on the West Reading Elm Street Program. Mr. Pick informed the Board that this program will include and provide for the de-conversion of existing multi-family residential dwellings to single-family residential dwellings to reduce congestion and parking problems in the Borough. The first property that is available for acquisition and, thereafter renovation, is 100 Yarnell Street. Upon motion by Chairman Yeager, seconded by Barry Rohrbach, the members of the Board present, by roll call vote, approved the purchase of 100 Yarnell Street for \$117,000.00. This action includes but is not limited to, (i) the execution and the delivery of an Agreement of Sale, (ii) the execution and delivery of a Closing Statement at the time of settlement, and (iii) the execution and filing of a Realty Transfer Tax Statement of Value at the time of recording the deed for the subject property.

David Hummel presented a brief report on the Hamburg Redevelopment Area (also known as the Second Street Redevelopment Area). Mr. Hummel reported that the DCED contract for a \$100,000.00 housing rehabilitation grant was approved. In addition, Mr. Hummel presented the IDP contract for \$1,250,000.00 for the cost of extending and

making improvements to Grand Street. Upon motion made by Barry Rohrbach, seconded by Eileen Kastura, the members of the Board present, by roll call vote, approved the execution of said IDP contract by Chairman Glenn Yeager.

Kenneth Pick then made a brief presentation about the Fleetwood Redevelopment Area. His report included an update on the appraisals of a potential site for the relocation of Fleetwood Pizza. He indicated that he expects to receive these appraisals in the near future.

Ken Pick proceeded to report on the progress of the Birdsboro/Union Redevelopment Area (also referred to as the Armorcast Redevelopment Area). The engineers continue to work on revising the flood plain maps. Mr. Pick stated that he attended an informal meeting with a prospective redeveloper for this site. The proposal discussed would be a plan incorporating mixed uses, including light industrial.

Mr. Pick then presented to the Board of this Authority written proposals from Reinsel Kuntz Leshner for auditing services. Barry Rohrbach made a motion to appoint the firm of Reinsel Kuntz Leshner as the auditor of this Authority for the preparation of the audit for this Authority's business activities as of and for the year ended December 31, 2007 and for any audit requirements imposed by the Single Audit Act, which motion was seconded by Chairman Yeager. All members of the Board present voted to approve the appointment of the firm of Reinsel Kuntz Leshner.

Solicitor Cala presented to the Board of this Authority Resolution No. 2008-3 to authorize the execution and delivery of all loan documents in connection with a loan from Commerce Bank for the purpose of refinancing the existing HUD Section 108 loan, including but not limited to its Tax Incremental Financing Revenue Note (Penn Avenue

Redevelopment Project) Series of 2008 in the amount of \$1,500,000.00, a Loan Agreement, a Non-Arbitrage Certificate and Form 8038-G. Upon motion by Eileen Kastura, seconded by Glenn Yeager, all Board members present voted to approve the Resolution. A copy of said Resolution is attached to these minutes.

There being no further business, the meeting of this Authority was adjourned at 8:00 PM.

Barry E. Rohrbach, Secretary