

MINUTES OF THE MAY 27, 2008 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 May 27, 2008, in the Neversink Room, 14<sup>th</sup> Floor of the Berks County Services Center, 633 Court Street, Reading, Pennsylvania.

The following Board members were present:

Glenn Yeager,  
Barry Rohrbach  
Shirley Ludwig, and  
Pellegrino Orlando

The Chairman, Glenn Yeager, declared a quorum of Board members present.

Also in attendance were:

Kenneth Pick, Executive Director  
Joan E. London, Esquire, Authority Solicitor of Kozloff Stoudt, P.C.  
Kathy Miller, Fiscal Officer  
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, excluding Shirley Ludwig who abstained, voted to approve the March 25, 2008 minutes of the Board of this Authority.

Kenneth Pick presented the Monthly Financial Report for the periods ending March 31, 2008 and April 30, 2008. A copy of these Reports are attached to these Minutes. Upon motion by Glenn Yeager, seconded by Shirley Ludwig, all Board members present voted to approve the said Financial Reports.

Mr. Pick reviewed with the Board the invoices for payments to creditors as stated as of May 27, 2008. A copy of this report is attached to these minutes. It was moved by

Barry Rohrbach, seconded by Shirley Ludwig 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 he had gone before City Council regarding the Buttonwood Gateway Project. Mr. Pick then described to this Board the need to advertise Demolition Contract #20 and to accept bids resulting from such advertisement. Upon motion made by Barry Rohrbach, seconded by Orlando Pellegrino, all Board members voted in the affirmative to approve the advertisement of Demolition Contract #20 and to accept bids on June 23, 2008. Lastly with regard to the ADD Program, Mr. Pick presented to this Board information concerning the purchase of property located at 1052 Benner's Court in the City of Reading, Berks County, Pennsylvania. Upon motion by Chairman Yeager, seconded by Orlando Pellegrino, the members of the Board present, by roll call vote, approved the purchase of 1052 Benner's Court for \$11,000.00. 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.

Mr. Pick then presented a brief report on the Penn Avenue Redevelopment Area. Mr. Pick reported that construction of the new hotel on the former Penn View Motel site is underway. He also presented to this Board an amendment to the Berks County Recreation Grant in the amount of \$16,500.00 which would extend the term of the grant to December 31, 2008. Upon motion made by Barry Rohrbach, seconded by Orlando

Pellegrino, all members of the Board present, by roll call vote, approved the execution of said amendment by this Authority.

Ken Pick presented an update on the West Reading Elm Street Program and the status of the de-conversion of existing multi-family residential dwellings to single-family residential dwellings in this area. Mr. Pick reported that the Residential Reinvestment Grant in the amount of \$125,000.00 was approved for this Project, funds from which were used for the de-conversion of 100 Yarnell Street which was previously purchased by the Authority. Mr. Pick also presented to this Board an agreement with Berks County for \$100,000.00 from the federal HOME Program. Upon motion made by Chairman Glenn Yeager, seconded by Shirley Ludwig, all members of this Board present voted in the affirmative to approve the execution of this agreement by this Authority.

David Hummel presented a brief report on the Hamburg Redevelopment Area (also known as the Second Street Redevelopment Area). Mr. Hummel reported that the County of Berks approved a pledge of 100% of its revenue under the Grand Street TIF Plan and that the Hamburg School District approved a pledge of 80% of its revenue under said Plan due to its prior actions taken with respect to the Cabela's project. He also informed the Board that initial work has been performed on the Schuylkill River Promenade Project which is intended to extend to and reach the Railroad Museum in Hamburg, Pennsylvania. Lastly, Mr. Hummel presented to the Board an agreement with the County of Berks for \$500,000.00 from the federal CDBG Program. Upon motion made by Barry Rohrbach, seconded by Chairman Glenn Yeager, all members of this Board present voted in the affirmative to approve the execution of said agreement by this Authority.

Kathy Miller then made a brief presentation about the Fleetwood Redevelopment Area. Her report included a description of a written contract from the firm of Traffic Planning & Design to perform a traffic study of all intersections in the Fleetwood Redevelopment Area for a price not to exceed \$4,000.00. Mrs. Miller requested that the Board ratify the execution of this contract since it was necessary to expedite this matter prior to the meeting of this Authority. Upon motion made by Shirley Ludwig, seconded by Barry Rohrbach, all Board members voted in the affirmative to approve the ratification of the execution of the said contract by this Authority. Kathy Miller then concluded her report with an explanation of an agreement with the County of Berks for \$190,000.00 from the federal CDBG Program and a request to approve the execution of said agreement by this Authority. Upon motion made by Chairman Glenn Yeager, seconded by Shirley Ludwig, all Board members present voted to approve the execution of said agreement by this Authority.

Ken Pick proceeded to report on the progress of the Birdsboro/Union Redevelopment Area (also referred to as the Armorcast Redevelopment Area). Mr. Pick introduced Mr. Ed Geubtner to update the Board on upcoming meetings to be conducted at the Borough of Birdsboro and the Township of Union to discuss the Birdsboro/Union Redevelopment Plan. Mr. Geubtner presented the Plan and described various aspects of the Plan to this Board. Upon motion made by Barry Rohrbach, seconded by Chairman Glenn Yeager, all members of this Board present voted to approve the Birdsboro/Union Redevelopment Plan.

Ken Pick then presented to the Board of this Authority an agreement with the County of Berks for \$75,000.00 from the Local Affordable Housing Program. Upon

motion made by Chairman Glenn Yeager, seconded by Barry Rohrbach, all members of this Board present voted in the affirmative to approve the execution of the said agreement by this Authority.

There being no further business, the meeting of this Authority was adjourned at 5:21 PM.

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Barry E. Rohrbach, Secretary