

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

December 13, 2022

Chairman, Glenn Yeager called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:34 P.M. on December 13, 2022 at the offices of the Redevelopment Authority of the County of Berks, 400 E. Wyomissing, Avenue, Ground Floor, Suite 2, Mohnton, Pennsylvania 19540 and via Zoom telecommunications.

1. Roll Call:

The following Board members were present during the meeting:

Diodato Bassano, Treasurer
Thomas Ruth, Secretary
Eileen Kastura, Vice Chair

Jorge Diaz, Assistant Treasurer/Assistant Secretary - Absent
Glenn Yeager, Chairman - Absent

Also in attendance were:

Kenneth Pick, Executive Director
Colin Macfarlane, Esquire of Kozloff Stoudt on behalf of Daniel Becker, Esq., Solicitor
Kathy Heckman, Executive Assistant
Kathy Miller, Fiscal Officer
Thomas Dachowski, Housing Director
Joshua Lewis, Facilities & Housing Manager
Kyre Maxwell, Redevelopment Generalist
Pauline Klopp, Redevelopment Generalist
Jowanna Gary, Redevelopment Generalist
Marisol Martinez, Redevelopment Generalist

2. Reading and approval of minutes of the meeting of October 25, 2022 and November 15, 2022:

Vice Chairperson, Eileen Kastura stated that due to a lack of a quorum present at this meeting who were also present at the meeting of November 15th, the November 15th minutes will be deferred until the January Board meeting.

3. Report of Treasurer:

Diodato Bassano presented the Profit & Loss Statement and the Balance Sheet as of November 30, 2022. A copy of the report is attached to these Minutes. Upon motion

by Thomas Ruth and seconded by Glenn Yeager, all Board members present voted to accept the report of the Treasurer, including said Profit & Loss Statement and Balance Sheet, subject to audit.

4. **Bills and Communications:**

Diodato Bassano, presented the list of payments to creditors representing the period of November 18, 2022 through December 13, 2022. A copy of the report is attached to these Minutes. Upon motion by Eileen Kastura and seconded by Thomas Ruth, all Board members present voted to approve the list of payments to creditors.

There were no communications.

5. **Reports of Committees:**

There were no committee reports presented.

6. **Unfinished Business:**

a. **Rentals**

Kathy Heckman stated that there was nothing significant to report on the rental properties other than minor maintenance repairs. Commercial rental leases will continue in 2023. A number of residential leases will end on 12/31/22 and will be extended for another year beginning 1/1/23 and ending on 12/31/23. Tenant leases are renewed annually.

b. **Colebrookdale Railroad:** Mr. Pick advised of the following:

Work continues on the Boyertown Transload facility. The Colebrookdale railroad services the Boyertown Foundry anticipating delivering coke to their facility. Phase I of the project is complete. Work continues on the documentation for the CHRISY grant and RIF loan and is expected to continue for another year or so. Nathaniel Guest communicated to Mr. Pick that the Christmas trains have been full and tickets continue to be sold.

c. **Emergency Rental Assistance Program (ERAP).** Kyre Maxwell reported the following statistics since the November board meeting:

There are 12 applications under review, 244 pending financial review, 166 pending vendor response, 1,637 have been denied, 67 applications have been withdrawn, 411 are in payment status with BCRA, 73 are in payment status with BCEH, 110 reapplications need to be submitted, 443 have been approved for an additional 3 months, and 2,206 participants have ended assistance after 12-18 months. It is expected that all of the \$52,000,000 of funding will be allocated by July 1, 2023.

- d. **Major Systems Program (MSP).** Tyler Reese advised the Board of the following:

To date, 20 applications have been received with 15 of the projects approved. Tyler stated that he continues promoting the program and that he reached out to the Pennsylvania Assistive Technology Foundation (PATF) an agency for individuals with disabilities. They will begin to submit applications to the MSP as well as to the Whole Homes Repair Program when it opens.

- e. **Amorcast.** Mr. Pick reported that the Authority will proceed with a Board of View to determine a fair market price for the old railroad station.

7. **New Business:**

- a. **2023 Board Meeting Schedule.** A motion was made by Eileen Kastura to accept the 2023 meeting schedule as written and publicized. The motion was seconded by Thomas Ruth and all members of this Authority present voted in the affirmative.
- b. **Whole Home Repairs Program.** The Commonwealth of Pennsylvania through the American Rescue Plan has allocated funds to Berks County in the amount of \$3,656,555 to administer the Whole Home Repairs Program. The Authority will be receiving the funds. The County Commissioners will vote to pass a Resolution at their January meeting, designating the Authority to be the recipient of the funds. The funds will be a grant to the Authority and to homeowners and a loan to small business landlords.
- c. **Employment Agreement with Kenneth Pick.** A motion was made by Eileen Kastura to approve the Employment Agreement with Kenneth Pick pending the review by Attorney Dan Becker. The motion was seconded by Thomas Ruth and all members of this Authority present voted in the affirmative.
- d. **Amendment to Agreement with the County concerning the RACP grant for ByHeart, LLC.** The state governor provided ByHeart with an additional \$8,000,000. It was necessary to amend the Agreement with the County to reflect the increase of the grant to \$10,000,000. ByHeart is a company in Exeter Township in business to manufacture and produce baby formula. A motion was made by Diodato Bassano and seconded by Thomas Ruth to approve the Amendment to the Agreement. All Board members present voted in the affirmative.

8. **Adjournment:**

There being no further business of this Authority, a motion was made by Thomas Ruth to adjourn the meeting of this Authority. The motion was seconded by Diodato Bassano and all members of this Authority present voted in the affirmative. The next meeting of the Board will be on January 24, 2023. This meeting was adjourned at 5:03 p.m.



Eileen Kastura, **Vice Chairperson**