

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

February 26, 2019

Vice Chair Eileen Kastura, called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:32 P.M. on February 26, 2109 at the offices of the Redevelopment Authority of the County of Berks, 606 Court Street, 3rd Floor, Reading, Pennsylvania.

The following Board members were present during the meeting:

Eileen Kastura, Vice Chair
Theodore Bassano, Treasurer
Pellegrino Orlando, Asst. Secretary./Asst. Treasurer
Rudy Ruth (new Board Member introduced)

Glenn A. Yeager, Chairman, was absent

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

Also in attendance were:

Joan E. London, Esquire of Kozloff Stoudt, Solicitor
Kenneth L. Pick, Executive Director
Kathy Miller, Fiscal Officer
Kathy Heckman, Executive Assistant
Tom Dachowski, Housing Director
Pamela J. Cala, Esquire (via teleconference)

Upon motion made by Theodore Bassano and seconded by Eileen Kastura, all members of the Board present voted to approve the January 22, 2019 minutes of the Board of this Authority.

Theodore Bassano, Treasurer of this Authority, presented the Profit & Loss Statement for the period of January 1, 2019 through January 31, 2019 and the Balance Sheet as of January 31, 2019. A copy of said report is attached to these Minutes. Upon motion by Theodore Bassano and seconded by Pellegrino Orlando, all Board members present voted to accept the report of the Treasurer, including said Profit & Loss Statement and Balance Sheet, subject to audit.

Theodore Bassano then presented the list of payments to creditors representing the period of January 24, 2019 through February 26, 2019. A copy of said report is attached to these Minutes. Upon motion by Eileen Kastura and seconded by Theodore Bassano, all Board members present voted to approve the list of payments to creditors.

There were no communications presented.

There were no committee reports presented.

Kathy Heckman then gave a brief report on the “Next Step Program.” Mrs. Heckman advised the Board that there were twenty-two (22) active contracts, and that while there was one contract which was going to be terminated due to landlord non-compliance, there is a landlord-tenant appeal filed by the tenant, pending from an eviction proceeding filed by the landlord, and the tenant is still in the property, so the contract remains active. In the Rentals, there is one new tenant in the Sunshine Homes as of February 1, 2019.

Mr. Pick gave a brief update on the Colebrookdale Railroad. Mr. Pick advised the Board that he and Nathaniel Guest are working on a Capital Assistance Program Grant, for a new welcome center (passenger station) and a transloading center for freight. Mr. Pick and Mr. Guest are working with Stone Consulting to determine the best location for the transloading facility for freight. Mr. Pick and Mr. Guest are still looking at possible freight opportunities. Additionally, the County Commissioners Association of Pennsylvania (CCAP) will be utilizing the train for an excursion during their convention in August.

Mr. Pick and Ms. London then gave an update on the Armorcast Redevelopment Area and stated that acquisition of land for the intersection, as well as intersection design review, are still in progress.

Mr. Dachowski's report on the various housing programs currently administered by this Authority was deferred to the meeting of the Non-Profit Development Corporation which immediately followed this Board meeting.

The next meeting of the Blighted Property Review Board will occur on March 26, 2019. Mr. Dachowski reported that a new application has been received from the Borough of Mt. Penn for the property located at 1951 Woodvale Avenue. Mr. Dachowski also reported that there will be two additional referrals, one from Mt. Penn Borough, and the other from Exeter Township.

Under Miscellaneous Items, Ken Pick reported on the fire which occurred at 525 East Lancaster Avenue. There were five (5) residential tenants in the building, and one (1) commercial tenant. Berks Fire and Water has been retained to perform the remediation and restoration, The cause of the fire remains under investigation. Mr. Pick is working diligently with the insurance company on the claim. All of the residential tenants have relocated, and the fire damage to the hair salon downstairs has been remediated and is now back in operation.

Mr. Pick praised the Reading Eagle for its series on homelessness in Berks County, and the challenge of providing sufficient affordable housing, an area in which the Redevelopment Authority is an active participant. Mr. Pick acknowledged the complexity of the problem, and that the series is addressing this well.

Under New Business, Ken Pick presented an Agreement between this Authority and the YMCA of Reading & Berks County for the purpose of administering funds in the amount of \$15,000.00 from the County of Berks Act 137 Funds for the "Re-connection Program". Upon motion made by Eileen Kastura, second by Theodore Bassano, all Board members present voted to approve the execution and implementation of said Agreement.

Next, Mr. Pick requested that this Board ratify his execution of a Cooperation Agreement between this Authority and the County of Berks regarding the RACP application for the Sheetmetal Workers Training Center. Upon motion made by Theodore Bassano, second by Pellegrino Orlando, all Board members present voted to ratify the execution of said Agreement by Mr. Pick.

Mr. Pick then requested that this Board ratify his execution of a Cooperation Agreement between this Authority and the County of Berks regarding the RACP application for the West Run Business Park project. Upon motion made by Eileen Kastura, second by Rudy Ruth, all Board members present voted to ratify the execution of said Agreement by Mr. Pick.

Ken Pick presented an Agreement between this Authority and Neighborhood Housing Services of Greater Berks for the purpose of administering funds in the amount of \$120,000.00 from the HOME Program for the renovation project at 225 Pennwyn Place in Cumru Township. Upon motion made by Theodore Bassano, second by Pellegrino Orlando all Board members present voted to approve the execution and implementation of said Agreement.

Lastly, Ken Pick presented Resolution No. 2019-3 authorizing the acquisition of certain property known as 300 Rear South Reading Avenue, and identified as PIN 33538608795867, property located along Engelsville Road, and identified as PIN 33538720705079, , situate in the Borough of Boyertown, County of Berks, Pennsylvania for a purchase price of One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00). Upon motion made by Pellegrino Orlando, second by Theodore Bassano, all Board members present voted to approve Resolution No. 2019-3, as presented (a copy of which is attached to these minutes).

There being no further business of this Authority, a motion was made by Eileen Kastura to adjourn the meeting of this Authority. The motion was seconded by Theodore Bassano and all

members of this Authority present voted in the affirmative. The next meeting of the Authority will be March 26, 2019. This meeting was adjourned at 4:55 p.m.

Pellegrino Orlando, Secretary