

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

December 17, 2019

Chairman Glenn Yeager called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:30 P.M. on December 17, 2109 at the offices of the Redevelopment Authority of the County of Berks, 606 Court Street, 3<sup>rd</sup> Floor, Reading, Pennsylvania.

The following Board members were present during the meeting:

Glenn Yeager  
Eileen Kastura  
Thomas Ruth  
Diodato Bassano

Chairman Yeager declared a quorum of Board members present.

Also in attendance were:

Daniel P. Becker, Esquire of Kozloff Stoudt, Solicitor  
Kenneth L. Pick, Executive Director  
Kathy Miller, Fiscal Officer  
Kathy Heckman, Executive Assistant  
Pamela J. Cala, Esquire of Kozloff Stoudt, Solicitor

Pellegrino Orlando and Tom Dachowski were absent from the meeting.

Approval of the November 19, 2019 minutes of the Board of this Authority was tabled due to the absence of a quorum of the board members who attended said meeting.

There was a brief Executive Session called for personnel and real estate matters, and the public meeting recessed at 4:35 p.m. The public meeting resumed at 4:50 p.m.

Diodato Bassano presented the Profit & Loss Statement for the period of January 1, 2019 through November 30, 2019 and the Balance Sheet as of November 30, 2019. A copy of said report is attached to these Minutes. Upon motion by Eileen Kastura and seconded by Thomas Ruth, all Board members present voted to accept the report of the Treasurer, including said Profit & Loss Statement and Balance Sheet, subject to audit.

Diodato Bassano then presented the list of payments to creditors representing the period of December 1, 2019 through December 17, 2019. A copy of said report is attached to these Minutes. Upon motion by Chairman Yeager and seconded by Eileen Kastura, all Board members present voted to approve the list of payments to creditors.

There were no communications.

There were no committee reports presented.

Kathy Heckman then gave a brief report on the "Next Step Program." Mrs. Heckman advised the Board that, to date, there are now twelve (12) active contracts. She added that two (2) contracts expire on December 31, 2019 and one tenant will be moving to another location from a secure shelter.

Nathaniel Guest made a special appearance to give his annual report on the Colebrookdale Railroad. Mr. Guest advised the Board that the Colebrookdale Railroad celebrated its 150<sup>th</sup> anniversary in September and drove in a ceremonial spike to commemorate the momentous occasion. In addition, Mr. Guest reported that in January, three documentary films were made about the railroad and Colebrookdale trains were featured in them, which can be viewed on Face Book and will be included at certain film festivals. In March, Nathaniel added that a groundbreaking ceremony was held for the

new Pottstown Station. He stated that it is now under construction, some of which is financed with Multi-Modal funds. Nathaniel then reported that in August, the Heritage Rail Alliance, the trade association for tourist railroads and museums, sent a delegation to visit the Colebrookdale Railroad which resulted in them writing a glowing article about the Railroad. In addition, they may hold their 2020 conference at the Colebrookdale Railroad. Mr. Guest then advised that due to their tax credit programs, they were able to provide educational, literacy and sensory-sponsored trips to thousands of school children, free of charge. Then Nathaniel advised the Board that in August daily excursions with the doodlebug started, with trips from Pottstown to Boyertown and back. Mr. Guest added that restoration work continues with the assistance of volunteers, including the more recent renovation and restoration of its 1914 Pullman which will be the pride of its fleet. Then Mr. Guest reported that efforts continue to be made to secure freight customers, with the ultimate goal of building a transload facility. To date, he advised that there are 2-3 potential freight customers. Lastly, Nathaniel stated that next year continued efforts will be made to work on the track and bridge maintenance, passenger car repairs, station infrastructure improvements and delivery of the Diplomat.

Mr. Pick advised that there is nothing new to report on the Armorcast Redevelopment Area.

In the absence of Tom Dachowski, Mr. Pick gave a brief report on Housing Programs:

- 310 North 4<sup>th</sup> Street - drywall has been hung and this 2-unit family shelter is approximately 70% completed.

- 525 E. Lancaster Avenue – Final restoration has been completed and payment is being finalized.

Kathy Heckman reported that the Blighted Property Review Committee will hold its next bi-monthly meeting on January 28, 2020. Up to this point, Mrs. Heckman advised that a Determination Hearing was held by the Committee on May 28, 2019 for 1951 Woodvale Avenue. A Certification Hearing was also held on September 24, 2019 to determine the property blighted and a Blighted Property Resolution was authorized by the Committee on November 19, 2019 and sent to the property owner as well as the Borough of Mt. Penn. Mrs. Heckman added that a First Strike Letter and notice for a Determination Hearing was sent for the property located at 2438 McKinley Avenue. Lastly, she reported that a Certification Hearing will be held for 113 Gerald Avenue on January 28, 2020.

There were no Miscellaneous Items Report.

Under New Business, Ken Pick presented the following:

- (1) A Funding Agreement between the Redevelopment Authority of the County of Berks and the Berks County Nonprofit Development Corporation for the purpose of providing One Hundred Twenty-Five Thousand Dollars (\$125,000.00) in federal HOME Program funds for the project at 367 Mohrsville Road, Perry Township. A motion was made to authorize the execution of the Funding Agreement by Kenneth L. Pick, Executive Director, by Chairman Yeager and seconded by Thomas Ruth. All Board members present voted to approve the execution of said Funding Agreement.

- (2) Lease Agreement between the Redevelopment Authority of the County of Berks and the Borough of Boyertown for a portion of its property located in the Borough of Boyertown for the Borough's use as a municipal salt shed for a term of fifty (50) years. A motion was made to authorize the execution of the Lease Agreement by Kenneth L. Pick, Executive Director, subject to final review and approval by Mr. Pick and this Authority's solicitor, by Diodato Bassano and seconded by Eileen Kastura. All Board members present voted to approve the execution of said Lease Agreement.
- (3) The 2020 Annual Budget for this Authority. A motion was made to accept the 2020 Budget by Chairman Yeager and seconded by Diodato Bassano. All Board members present voted to accept said 2020 Budget.
- (4) Offer to the Deputy Director Candidate. A motion was made to make an offer to the selected candidate for the Deputy Director position, subject to appropriate background checks, by Chairman Yeager and seconded by Eileen Kastura. All Board members present voted to approve the motion.
- (5) The advertisement of the 2020 meeting dates for the Board of this Authority. A motion was made to authorize the advertisement of said meeting dates by Glenn Yeager and seconded by Diodato Bassano. All Board members present voted to approve the 2020 meeting dates and the advertisement thereof.
- (6) Third Amendment to Lease and Operating Agreement between this Authority and Eastern Berks Gateway Railroad Company for the purpose of adding properties recently acquired in the Borough of Boyertown for the railroad

operations and a transload facility. A motion was made to authorize the execution of the Third Amendment by Diodato Bassano and seconded by Eileen Kastura. All Board members present voted to approve said Third Amendment and the execution thereof.

There being no further business of this Authority, a motion was made by Chairman Yeager to adjourn the meeting of this Authority. The motion was seconded by Eileen Kastura and all members of this Authority present voted in the affirmative. The next meeting of the Authority will be January 28, 2020. This meeting was adjourned at 5:35 p.m.

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Thomas Ruth, Asst. Secretary