

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

April 26, 2022

Vice Chairperson, 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 April 26, 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.

**1. Roll Call:**

The following Board members were present during the meeting:

Glenn Yeager, Chairperson  
Eileen Kastura, Vice Chairperson  
Diodato Bassano, Treasurer  
Thomas Ruth, Secretary  
Jorge Diaz, Assistant Treasurer/ Assistant Secretary

Also in attendance were:

Kenneth Pick, Executive Director  
Kathy Heckman, Executive Assistant  
Kathy Miller, Fiscal Officer  
Thomas Dachowski, Housing Director  
Daniel P. Becker, Esquire of Kozloff Stoudt, Solicitor  
Joshua Lewis, Facilities & Housing Manager  
Kyre Maxwell, Redevelopment Generalist  
Pauline Klopp, Redevelopment Generalist  
Jaynell Ortiz, Redevelopment Generalist

**2. Reading and approval of minutes of the meeting of 3/22/22:**

Upon motion made by Diodato Bassano and seconded by Glenn Yeager, all members of the Board present voted to approve the March 22, 2022 minutes.

**3. Presentation of Imagine Berks Plan by 4<sup>th</sup> Economy**

A process overview of the Imagine Berks Plan was given by Victoria Adams Phipps, member of the leadership team at 4<sup>th</sup> Economy a national strategic planning firm whose headquarters are in Pittsburg, Pennsylvania. The firm is

working with the County of Berks to advance a strategic economic development plan. Ken Pick has been a member of the planning team.

4. **Report of Treasurer:**

Diodato Bassano presented the Profit & Loss Statement and the Balance Sheet as of March 31, 2022. A copy of the report is attached to these Minutes. Upon motion by Eileen Kastura 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.

5. **Bills and Communications:**

Diodato Bassano presented the list of payments to creditors representing the period of April 1, 2022 through April 27, 2022. A copy of the report is attached to these Minutes. Upon motion by Glenn Yeager and seconded by Thomas Ruth, all Board members present voted to approve the list of payments to creditors.

There were no communications.

6. **Reports of Committees:**

There were no committee reports presented.

7. **Unfinished Business:**

a. **Rentals**

Kathy Heckman reported on the fire at the hair salon located at 525 E. Lancaster Avenue. The first insurance check was received in the amount of \$150,000.00 with a total loss of \$204,000.00. Josh Lewis stated that the Authority will recover all expenditures through fire insurance, excluding the \$5,000 deductible to repair the damages to Ambiance. The salon is expected to reopen for business on August 1, 2022.

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

- i. Work continues on the Boyertown Transload facility. Still waiting for a response on the grant for the major upgrade of the line. Also waiting for word on the grant from the EDA to finish the Pottstown station. The Authority is continuing with acquisition of properties for the expansion and upgrade.

- c. Emergency Rental Assistance Program (ERAP). Kyre Maxwell advised of the following:
  - i. There were a total of 4,556 applications submitted to-date. Of those 6 are in progress, 51 are new applications, 392 are pending, 956 have been withdrawn, 408 have been denied, and 956 approved applications are in payment status.
- d. Armorcast R.A. Mr. Pick had nothing to report.

8. **New Business:**

- a. First Amendment to agreement with Neighborhood Housing Services of Greater Berks providing additional funds for the Grove Road Project. NHS is building a duplex on Grove Road. Due to an increase in material costs, NHS has requested additional funds to complete the project. The funding is from the HOME Program. A motion was made by Diodato Bassano and seconded by Glenn Yeager, all Board members present voted in the affirmative to approve the Amendment.
- b. Resolution #2022-6 authorizing the purchase of a portion of the property located at 821R North Reading Avenue, Colebrookdale Township for the price of \$26,906. The parcel is necessary for the expansion of the railroad for entrance into Route 100 transload facility. A motion was made by Eileen Kastura and seconded by Thomas Ruth, all Board members present voted in the affirmative to approve Resolution #2022-6.
- c. Resolution #2022-7 ratifying previous action related to the purchase of a property located at North Reading Avenue, Colebrookdale Township for the price of \$43,200. Another parcel necessary for the expansion of the railroad. The property has already been purchased and the deed has been recorded. The resolution is to ratify the prior action taken. A motion was made by Eileen Kastura and seconded by Diodato Bassano, all Board members present voted in the affirmative to approve Resolution #2022-7.
- d. Resolution #2022-8 authorizing a loan in the amount of \$631,000 from the HealthChoices Program to 420 Walnut Street, LLC for the rehabilitation of 420 Walnut Street, Reading. The loan is for a new Alan Shuman project to provide housing units for SAM consumers. A motion was made by Eileen Kastura and

seconded by Diodato Bassano, all Board members present voted in the affirmative to approve Resolution #2022-8.

e. Funding Agreement providing \$175,000 from the County's federal HOME Program for the rehabilitation of 574 Oley Road, Oley, Pennsylvania. The project is for the rehabilitation of a single-family residence which is located on the property. A motion was made by Diodato Bassano and seconded by Glenn Yeager, all Board members present voted in the affirmative to approve the Agreement.

9. **Executive Session:** The Board entered into executive session at 5:30 p.m. and reconvened the regular meeting at 6:00 p.m.

**Adjournment:**

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 Diodato Bassano and all members of this Authority present voted in the affirmative. The next meeting of the Board will be May 24, 2022. This meeting was adjourned at 6:05 p.m.

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**Glenn Yeager, Chairperson**