

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

January 23, 2024

Chairman, Glenn Yeager called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:38 P.M. on January 23, 2024, 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:

Glenn Yeager, Chairman
Eileen Kastura, Vice Chair
Thomas Ruth, Secretary
Jorge Diaz, Assistant Secretary/Assistant Treasurer

Also in attendance were:

Daniel Becker, Esquire of Kozloff Stoudt, Solicitor
Kenneth Pick, Executive Director
Susan Buono, Executive Assistant
Tyler Reese, Facilities & Housing Manager
Kathy Miller, Fiscal Officer
Kyre Maxwell, Assistant Fiscal Officer
Michele Hummel, Assistant Fiscal Officer
Pauline Klopp, Redevelopment Generalist
Jowanna Gary, Redevelopment Generalist
Marisol Martinez, Redevelopment Generalist
Ethan Giorgio, Maintenance Technician
Josh Lewis, Public

2. **Reorganization:**

Chairman Yeager opened the annual reorganization of the Authority Board and appointed Daniel P. Becker, Esquire as Chairman Pro Tem. After a brief discussion of the process, Attorney Becker opened the floor to nominations for the office of Chairperson of the Authority. In response, Eileen Kastura nominated Glenn Yeager as Chairperson. Hearing no further nomination, the floor was closed to nominations. Upon motion duly made by Eileen Kastura and seconded by Thomas Ruth, all Board members present voted to approve Glenn Yeager as Chairperson. Mr. Yeager then assumed the office of

Chairman. Mr. Yeager stated that the slate of officers nominated for the calendar year 2023 shall be nominated for the calendar year 2024. All board members present voted to accept the nomination of officers for calendar year 2024.

Mr. Yeager opened the floor to nominations for the office of Executive Director. Mr. Yeager nominated Kenneth L. Pick as Executive Director. Hearing no further nominations, the floor was closed to nominations. A motion was made by Mr. Yeager and seconded by Eileen Kastura to approve Kenneth L. Pick as Executive Director. All Board members present voted to approve Kenneth L. Pick as Executive Director.

Mr. Yeager opened the floor to nominations for Solicitor to the Authority. Mr. Yeager nominated Daniel P. Becker and the firm of Kozloff Stoudt as Solicitor. Hearing no further nominations, the floor was closed to nominations. A motion was made by Mr. Yeager and seconded by Thomas Ruth to approve Daniel P. Becker and the firm of Kozloff Stoudt as Solicitor. All Board members present voted to approve Daniel P. Becker and the firm of Kozloff Stoudt as Solicitor.

The officers and professional staff nominated for calendar year 2024 are as follows:

Chairman:	Glenn Yeager
Vice Chairperson:	Eileen Kastura
Secretary:	Thomas Ruth
Treasurer:	Diodato Bassano
Assistant Secretary/Treasurer:	Jorge Diaz
Solicitor:	Daniel P. Becker, Esquire & the law firm of Kozloff Stoudt, P.C.
Executive Director:	Kenneth L. Pick

The reorganization meeting was adjourned and the Authority moved into its regularly scheduled monthly Board meeting

3. **Announcement:** Notice of Executive Session held on January 15, 2024 concerning Threatened Litigation.
4. **Reading and approval of minutes of the meetings of November 14, 2023 and December 12, 2023:**

Upon motion made by Eileen Kastura and seconded by Glenn Yeager, all members of the Board present voted to approve the November 14, 2023 minutes of the Board. Upon motion made by Glenn Yeager and seconded by Eileen Kastura, all members of the Board present voted to approve the December 12, 2023 minutes of the Board.

5. **Report of Treasurer:**

Due to the absence of the Treasurer, no financial statements were presented. Kathy Miller, Fiscal Officer, presented the Check Detail Report for December 13, 2023 through January 24, 2024.

6. **Bills and Communications:**

Due to the absence of the Treasurer, no financial statements were presented. Kathy Miller, Fiscal Officer, presented the Check Detail Report for December 13, 2023 through January 24, 2024.

7. **Reports of Committees:**

There were no committee reports presented.

8. Unfinished Business

a) **Rentals (Susan)**

- a. Susan Buono advised that we are currently working on the new leases, and upon completion, we will ask that tenants come to the office to review and sign in person.

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

- a. We are still working through the paperwork for the two grants and loans. We will be having a Railroad meeting in February.

c) **Emergency Rental Assistance Program (ERAP).**

- a. Kyre Maxwell reported the following statistics since the December 12, 2023 Board meeting: there are 0 applications in pending, 0 application submitted, 0 applications under review, 6 cases have been withdrawn, 2 cases needing reapplication approved, 1,469 have been denied, 6 are in payment status with BCRA, and 3,768 cases have assistance ended.

d) **Armorcast.** Mr. Pick had nothing to report on regarding Armorcast.

e) **Whole Homes Repair Program (WHRP)**. Tyler Reese advised the Board of the following:

a. To date, we have spent \$378,000.00. We currently have 4 open cases and one closed case.

f) **Major Systems Program**. Tyler Reese reported the following statistics to the Board: There are currently 20 applications in process, 28 cases in progress, and 19 cases have been completed. The county has spent \$667,000.00 on repairs and Habitat for Humanity has spent \$134,000.00.

9. **Executive Session:** As The Board announced they were entering Executive Session, Mr. Josh Lewis, member of the public, asked what the topic of the Executive Session was. Daniel Becker, Esquire of Kozloff Stoudt, Solicitor, answered Mr. Lewis's question. The Board then entered Executive Session at 5:18 P.M. and reconvened the regular meeting at 6:01 P.M.

10. **New Business:**

a. **Amendment #1** Amendment of minutes for meeting 9/26/23 to reflect Executive Session of 8/30/23 for Personnel Matters and actions taken after the Executive Session held on 9/23/23 was deferred for a future meeting. Glenn Yeager made that motion, and it was seconded by Jorge Diaz.

b. **Resolution# 2024-1** A motion was made by Mr. Yeager and seconded by Eileen Kastura to authorize the sale of 323 Homestead Avenue, Bernville to Berks Housing Opportunities, Inc.


c. **Agreement #1** A motion was made by Eileen Kastura and seconded by Jorge Diaz for the approval of a funding agreement providing a maximum of \$230,000 to Berks Housing Opportunities towards the rental project at 323 Homestead Avenue, Bernville.

d. **Agreement #4** Mr. Lewis, member of the public, asked for the reason behind hiring Christopher P. Geber, Esquire, as special counsel. Daniel Becker, Esquire, replied that he was hired to investigate the allegations that Mr. Lewis

has raised. A motion was made by Glenn Yeager and was seconded by Thomas Ruth to ratify and reaffirm the engagement letter with Christopher P. Geber, Esquire as special counsel at the rate of \$290.00 per hour.

11. **Adjournment:**

There being no further business of this Authority, a motion was made by Glenn 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 Board will be on February 27, 2024. This meeting was adjourned at 6:20 P.M.



Glenn A. Yeager, Chairman-