

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

December 10, 2024

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 10, 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-President
Diodato Bassano, Treasurer
Dr. Thomas Ruth, Secretary
Jorge Diaz, Assistant Secretary/Assistant Treasurer

Also in attendance were:

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

2. **Public Comment:**

There were no members of the public that attended the meeting. No public comment was made.

3. **Reading and approval of minutes of the meeting of October 22, 2024 and November 12, 2024:**

Upon motion made by Mr. Yeager and seconded by Dr. Ruth, all members of the Board present voted to approve the October 22, 2024 minutes of the Board. Upon motion made

by Mr. Yeager and seconded by Ms. Kastura, all members of the Board present voted to approve the November 12, 2024 minutes of the Board.

4. **Report of Treasurer:**

Diodato Bassano presented the Profit & Loss Statement and the Balance Sheet as of November 30, 2024. A copy of the report is attached to these Minutes. Upon motion made by Dr. Ruth and seconded by Ms. Kastura, 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 November 14, 2024 through December 11, 2024. A copy of the report is attached to these Minutes. Questions were asked regarding the accounting software and a discussion ensued. Upon motion made by Ms. Kastura and seconded by Mr. Diaz, all Board members present voted to approve and/or ratify the list of payments to creditors.

6. **Reports of Committees:**

- a) Mr. Pick advised that there was nothing new to report regarding the Colebrookdale Railroad Finance Committee.

7. **Unfinished Business:**

- a) **Rentals** (Susan)

In Susan Buono's absence, Mr. Perez advised the Board that there is nothing new to report regarding the rentals.

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

Due to the age of the rails and the recent cold weather, some rails broke and there was \$100,000 worth of emergency repairs to do. We need the funding for the upgrade and will be meeting with the county again to discuss the financing for this major project.

- c) **Imagine Berks Update.** Mr. Perez advised of the following: There is nothing new to report regarding Imagine Berks.
- d) **Whole Homes Repair Program (WHRP).** Tyler Reese advised the Board of the following: BCRA and Habitat combined have spent \$2,085,000.00 on repairs. We have 72 completed cases. There are 39 approved cases remaining, all in various stages of completion.

Major Systems Program. Mr. Reese advised that there is nothing new to report. All cases have been completed.

e) **Armorcast.**

Mr. Pick advised that the station was disassembled, taken away, and Reed Structures has finished with their work on this. The next step is to approve a resolution to approve the sale and transfer of the property to the borough.

f) **Housing & Commercial Projects.** Mr. Reese advised of the following:

259/257 S 4th St-Hamburg- 65% has been completed. UGI needs to go through Pen DOT for the gas lines. The interior construction is paused until we can get heat.

Oley-Phase II- Addendum 1 for the bid package was released last week. Bids will be due this Friday.

626 Spruce Street- This project was awarded for \$227,000.00. Permits and zoning applications are being pulled, and demos will start in the upcoming weeks.

Dewald Rd- 75% has been completed. We are now waiting on the utility companies for sewer and electricity to continue.

South Campus Phase III- There are a few change orders, but we are still on track to finish in March.

8. **New Business:**

- a. **Agreement# 1** A motion was made by Mr. Yeager and seconded by Ms. Kastura authorizing the Subrecipient Agreement with Council on Chemical Abuse providing \$300,000 from the 2024 CDBG Program for public services.
- b. **Agreement# 2** A motion was made by Mr. Yeager and seconded by Mr. Diaz authorizing the Subrecipient Agreement with Connections Work providing \$50,000 from the 2024 CDBG Program for public services.
- c. **Agreement# 3** A motion was made by Mr. Yeager and seconded by Mr. Bassano authorizing the Subrecipient Agreement with Opportunity House providing \$95,000 from the 2024 ESG Program for the operations and maintenance of the emergency shelter.
- d. **Agreement# 4** A motion was made by Mr. Yeager and seconded by Ms. Kastura authorizing the Subrecipient Agreement with Family Promise providing \$58,384 from the 2024 ESG Program for homelessness prevention, rapid re-housing, and renovations/rehabilitation of operations and maintenance of emergency shelters.
- e. **Agreement# 5** A motion was made by Mr. Yeager and seconded by Ms. Kastura authorizing the Subrecipient Agreement with Mary's Shelter providing \$40,000 from the 2024 ESG Program for essential services.

- f. **2025 Board Meeting Schedule** A motion was made by Mr. Yeager to accept the 2025 Board Meeting Schedule as written and publicized. The motion was seconded by Dr. Ruth and all members of this Authority present voted in affirmative.
- g. **Resolution #2024-9** A motion was made by Mr. Yeager and seconded by Mr. Diaz approving an application to the Statewide LSA Program requesting \$45,000 towards demolition of structures at the Exeter Promenade.
- h. **Resolution #2024-10** A motion was made by Mr. Yeager and seconded by Mr. Bassano approving the sale of 100 West First Street, Birdsboro and authorizing various officials to execute related documents.

9. **Adjournment:**

There being no further business of this Authority, a motion was made by Mr. Bassano to adjourn the meeting of this Authority. The motion was seconded by Ms. Kastura and all members of this Authority present voted in the affirmative. The next meeting of the Board will be on January 28, 2025. This meeting was adjourned at 5:06 P.M.



Glenn A. Yeager, Chairman-