

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

November 19, 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 November 19, 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  
Pellegrino Orlando

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  
Tom Dachowski, Housing Director  
Pamela J. Cala, Esquire of Kozloff Stoudt, Solicitor (via teleconference)

Thomas Ruth, Diodato Bassano and Kathy Heckman were absent from the meeting.

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

Kathy Miller presented the Profit & Loss Statement for the period of January 1, 2019 through October 31, 2019 and the Balance Sheet as of October 31, 2019. A copy of

said report is attached to these Minutes. Upon motion by Eileen Kastura 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.

Kathy Miller then presented the list of payments to creditors representing the period of November 1, 2019 through November 19, 2019. A copy of said report is attached to these Minutes. Upon motion by Eileen Kastura and seconded by Pellegrino Orlando, all Board members present voted to approve the list of payments to creditors.

There were no communications.

There were no committee reports presented.

In the absence of Kathy Heckman, Kathy Miller then gave a brief report on the "Next Step Program." Mrs. Miller advised the Board that, to date, there are now fourteen (14) active contracts. She added that one tenant will be moving to another location but still has ten (10) months left of rental subsidy and, therefore, a new contract will need to be prepared for the tenant for the balance of the subsidy period.

Pick gave a brief update on the Colebrookdale Railroad. Mr. Pick advised the Board that he and Nathaniel Guest are working with the SBA to obtain a loan to cover some of the costs associated with the flood damage to the Colebrookdale Railroad culverts, bridges, etc. Mr. Pick added that \$4.2 million dollars of damage occurred, including loss of profits from the disruption of the railroad.

Mr. Pick reported on the following additional developments with respect to the Colebrookdale Railroad:

- They are still working on getting deeds and easement agreements signed in connection with the Colebrookdale subdivision plan.

- Nathaniel reported to Mr. Pick that the Colebrookdale Railroad is already \$110,000.00 ahead of revenue predictions and that all holiday trains are booked to capacity.

- Nathaniel has engaged the services of a freight developer to assist Nathaniel in getting customers for the new transload facility. It was reported that the developer has a number of prospects.

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

Mr. Dachowski gave a brief report on Housing Programs:

- 310 North 4<sup>th</sup> Street - drywall has been delivered to the site and will start soon.
- 203 Cinder Street (former blighted property) - Purchased at tax sale by this Authority, and framing of a new residential dwelling has commenced.
- 1408 Meade Street is a lot which will be utilized for construction of a new home.

Then Tom Dachowski reported that the Blighted Property Review Committee held its bi-monthly meeting earlier today at 2:30 p.m., at which time the Committee reviewed the following:

- A Determination Hearing was conducted for the property located at 113 Gerald Avenue, Cumru Township, which resulted in the property being certified as blighted.
- Sending of a Determination Hearing Notice to the owners and lender of the property located at 2438 McKinley Avenue, West Lawn;
- Authorization to send Blight Determination Resolution to owners and lender of the property located at 1951 Woodvale Avenue, Mt. Penn Borough;
- Authorization to send a First Strike Letter to the owners of the property located at 333 N. Church Road, Wernersville Borough;
- Authorization to send a Certification Hearing letter and notice to the owner and lender of the property located at 113 Gerald Avenue, Cumru Township.

Under Miscellaneous Items, Ken Pick advised the Board that the last meeting of this Authority for 2019 will occur on December 17, 2019, at which time budget proposals and the 2020 calendar will be presented by he and Kathy Miller.

Under New Business, Ken Pick presented the following:

- (1) Resolution No. 2019-10 for the Redevelopment Authority of the County of Berks as the sole member of the Berks County Nonprofit Development Corporation to authorize the acquisition of the property located at 367 Mohrsville Road, Perry Township, for a purchase price of \$40,000.00, and the authorization of certain officers to execute an Agreement of Sale with the

owner of said property and such other documents to consummate closing. A motion was made to adopt said Resolution No. 2019-10 of the Berks County Nonprofit Development Corporation by Chairman Yeager seconded by Eileen Kastura. All Board members present voted to approve the motion to adopt Resolution No. 2019-10. A copy of said Resolution is attached to these minutes.

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 December 17, 2019. This meeting was adjourned at 5:06 p.m.

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Pellegrino Orlando, Secretary