

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

October 22, 2024

Chairman, Glenn Yeager called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:35 P.M. on October 22, 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
Dr. Thomas Ruth, Secretary

Also in attendance were:

Daniel Becker, Esquire of Kozloff Stoudt, Solicitor
Kenneth Pick, Executive Director
Kathy Miller, Fiscal Officer
Susan Buono, Executive Assistant
Tyler Reese, Facilities & Housing Manager
Kyre Maxwell, Assistant Fiscal Officer
Marisol Martinez, Redevelopment Generalist
Jowanna Gary, Redevelopment Generalist
Pauline Klopp, Redevelopment Generalist
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 September 24, 2024:**

Upon motion made by Mr. Yeager and seconded by Ms. Kastura, all members of the Board present voted to approve the September 24, 2024 meeting minutes.

4. **Report of Treasurer:**

In the absence of Mr. Bassano, Treasurer, Kathy Miller, Fiscal Officer, presented the Profit & Loss Statement and the Balance Sheet as of September 30, 2024. A copy of the report is attached to these Minutes. Dr. Ruth asked questions regarding a few expense line items. Mr. Pick provided an explanation for the items. Upon motion made by Mr. Yeager and seconded by Dr. Ruth, 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:**

In the absence of Mr. Bassano, Treasurer, Kathy Miller, Fiscal Officer, presented the list of payments to creditors representing the period of September 26, 2024 through October 23, 2024. A copy of the report is attached to these Minutes. Several Board members asked questions concerning a few invoices and the staff were provided answers to the questions. Upon motion made by Mr. Yeager and seconded by Ms. Kastura, all Board members present voted to approve and/or ratify the list of payments to creditors.

6. **Reports of Committees:**

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

7. **Unfinished Business:**

- a) **Rentals (Susan)**

Mrs. Buono advised more tenants are signing up and paying their rent with the software Buildium. Other than that, there was nothing new to report regarding the rentals. There are no major renovations taking place at this time and maintenance is being handled as needed by Ethan.

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

We filed an application for an RTAP Grant to replace Bridge 374. We had a meeting with PennDot who was concerned about the timing of this taking place and asked that we withdraw the application and submit it next year.

- c) **Armorcast.**

Mr. Pick advised that the disassembling of the station is about 90% finished.

- d) **Whole Homes Repair Program (WHRP).** Tyler Reese advised the Board of the following: BCRA and Habitat combined have spent 1.9 million on repairs. We have 67 completed cases. There are 47 cases in progress, all in various stages for completion.

Major Systems Program. Mr. Reese advised that to date, we have spent \$400,000.00 on repairs. We have one project remaining.

8. **New Business:**

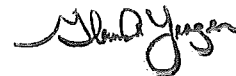
- a. **Agreement#1** A motion was made by Mr. Yeager and seconded by Dr. Ruth for the funding agreement with BCNDC providing \$466,000 from the federal HOME Program towards a project at 144 South Sixth Street, Reading.
- b. **Agreement#2** A motion was made by Mr. Yeager and seconded by Ms. Kastura for the Sub-Grant Agreement with BCNDC providing \$75,000 from the Commonwealth Financing Authority's Blight Remediation Grant towards the project at 626 Spruce Street, Reading.
- c. **Resolution #2024-5** A motion was made by Mr. Yeager and seconded by Dr. Ruth for approval related to an application to the LSA4 program on behalf of Opportunity House.
- d. **Ratification** A motion was made by Mr. Yeager and seconded by Ms. Kastura for the ratification of hiring JoAnn Devlin as a part-time Redevelopment Generalist.

9. **Executive Session:** At 5:14 PM the Board entered an Executive Session to discuss legal matters.

10. **Action taken:** Engagement as special counsel Adam Matlawski, Esq. to assist the Authority for tax matters, and to authorize Chairman Glenn Yeager to execute any documents & agreements necessary.

11. **Adjournment:**

There being no further business of this Authority, a motion was made by Mr. Yeager to adjourn the meeting of this Authority. The motion was seconded by Dr. Ruth and all members of this Authority present voted in the affirmative. The next meeting of the Board will be on November 12, 2024. This meeting was adjourned at 5:45 PM.



Glenn A. Yeager, Chairman-