

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

August 27, 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 July 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-President
Diodato Bassano, Treasurer
Dr. Thomas Ruth, Secretary

Also in attendance were:

Daniel Becker, Esquire of Kozloff Stoudt, Solicitor
Kenneth Pick, Executive Director
Tyler Reese, Facilities & Housing Manager
Michele Hummel, Assistant Fiscal Officer
Kyre Maxwell, Assistant Fiscal Officer
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 July 23, 2024:**

Upon motion made by Mr. Yeager and seconded by Mr. Bassano, all members of the Board present voted to approve the July 23, 2024 minutes of the Board.

4. **Report of Treasurer:**

Diodato Bassano presented the Profit & Loss Statement and the Balance Sheet as of July 31, 2024. A copy of the report is attached to these Minutes. Questions were asked and clarifications were provided. Upon motion made by Mr. Yeager 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 July 24, 2024 through August 28, 2024. A copy of the report is attached to these Minutes. Questions were asked and clarifications were provided. 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)**

Mr. Perez updated the Board regarding the rentals. He advised that we have created a “pipeline” for our rentals to get sufficiently ahead of the leasing process and identifying renewals 90 days ahead of time. This allows us to make any contractual adjustments if needed and provide notice to the tenants in a timely matter.

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

We are still working on the overall financing aspects of the project and trying to come up with the best solution for financing this large project. We continue to look for opportunities to seek grants to help with the financing.

c) **Armorcast:**

Mr. Pick advised that we have a signed contract with Reed Structures of Bernville for the disassembly of the station.

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

a. BCRA and Habitat combined have spent 1.6 million on repairs. We have 57 completed cases. There are 53 approved cases remaining, all in various stages for completion.

e) **Major Systems Program.** Mr. Reese advised that to date, we have spent \$398,000.00 on repairs. We have one project remaining.

8. **New Business:**

a. **Agreement#1** A motion was made by Ms. Kastura and seconded by Dr. Ruth for the funding agreement with BCNDC for \$200,000 to support the development of housing.

b. **Agreement#2** A motion was made by Mr. Yeager and seconded by Mr. Bassano for the funding agreement with Habitat for \$300,000 to support the development of housing.

c. **Agreement#3** A motion was made by Ms. Kastura and seconded by Mr. Bassano for the agreement with the County Of Berks for the administration of the Homeless Assistance Program.

d. **Resolution#2024-3** A motion was made by Mr. Yeager and seconded by Ms. Kastura for the resolution related to the purchase of real estate located at 1 Park Avenue, Hamburg.

e. **Agreement#4** A motion was made by Mr. Bassano and seconded by Mr. Yeager for the funding agreement with BCNDC providing a maximum of \$650,000 from the US Treasury ERAP for the acquisition and rehabilitation of 144 South Sixth Street, Reading, PA.

9. **Executive Session:** Mr. Becker, Esquire, advised that the BCRA will be holding an Executive Session immediately after the BCNDC Board meeting to discuss personnel matters. There will be no action taken at the Executive Session.

10. **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 Ms. Kastura and all members of this Authority present voted in the affirmative. The next meeting of the Board will be on September 24, 2024. This meeting was adjourned at 5:07 P.M.



Glenn A. Yeager, Chairman-