

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

December 16, 2025

Chairman, Glenn Yeager called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:32 P.M. on December 16, 2025 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
Jorge Diaz, Assistant Secretary/Assistant Treasurer

Also, in attendance were:

Daniel Becker, Esquire of Kozloff Stoudt, Solicitor
Kenneth Pick, Executive Director
Jaime Perez, Deputy Director
Tyler Reese, Facilities & Housing Manager
Kathy Miller, Fiscal Officer
Michele Hummel, Assistant Fiscal Officer
Kyre Maxwell, Assistant Fiscal Officer
Pauline Klopp, Redevelopment Generalist
Marisol Martinez, Redevelopment Generalist
Ethan Giorgio, Maintenance Technician
Susan Buono, Redevelopment Generalist
Jaynell Ortiz, Operations Coordinator
Pamela Menet, Director of Community and Economic Development
Kevin Stouffer, Member with SEK

2. **Public Comment:**

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

3. **Presentation of the 2023 audit:**

Mr. Stouffer completed a summary review for the 2023 audit results. Upon motion made by Mr. Yeager and seconded by Dr. Ruth, all members of the Board present voted to

approve the 2023 Audit Results. Mr. Yeager requested a report of the 2023 audit be attached to the December 2025 board meeting minutes.

4. **Reading and approval of minutes of the meeting of November 18, 2025:**

Upon motion made by Ms. Katsura and seconded by Dr. Ruth, all members of the Board present voted to approve the November 18, 2025 minutes of the Board.

5. **Report of the Treasurer:**

In absence of the treasurer, Mr. Bassano, all members of the Board present have decided to review the treasury report at the next board meeting which will be held January 27th 2026.

6. **Bills and Communications:**

Kathy Miller, Fiscal Officer, presented the list of payments to creditors representing the period of November 20, 2025 through December 17, 2025. A copy of the report is attached to these Minutes. Upon motion made by Ms. Kastura and seconded by Mr. Yeager, all Board members present voted to approve and/or ratify the list of payments to creditors.

7. **Unfinished Business:**

- a) **Rentals-** (Susan) Susan Buono recommended maintenance technician, Ethan Giorgio, provide a positive update on all fair market rate tenant increases and relationships with mission-based entities have been successful.
- b) **Whole Homes Repair Program (WHRP):** Tyler Reese advised the Board of the following: To date \$2,667,000.00 has been spent on repairs. 113 applications have been completed. 9 cases remain and are in various stages of completion.
- c) **Colebrookdale Spur:** Mr. Pick advised of the following: The FRA has agreed to the crossing grant agreement for \$16.1 million to be signed. The train has been booked out and doing very well for the holiday season. They are interested in applying for another grant for the Colebrookdale Spur
- d) **Oley Project:** Tyler Reese advised the Board of the following: 75% of the exterior is complete and Met-Ed has confirmed service on-site. Estimated completion date is set to be January 25th.
- e) **BCEH Update:** Mr. Perez advised the board of the following: HUD has recently withdrawn the Notice of Funding Opportunity (NOFO) for the Continuum of Care program, which will impact the Authority's timeline for making a decision. Mr. Perez will continue to keep the Board informed once the funding opportunity becomes available. Ms. Marisol Martinez provided additional clarification regarding the specific

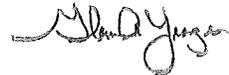
implications of the withdrawal for the Berks County Coalition to End Homelessness (BCEH).

8. **New Business:**

- a. **Resolution #2025-11:** A motion was made by Mr. Yeager and seconded by Mr. Diaz and all members of the Board present voted to approve the funding agreement with the County for upgrades and improvements to the Colebrookdale Railroad. This is authorizing certain officials and officers to execute related documents.
- b. **Funding agreement with Connections Work:** A motion was made by Mr. Yeager, seconded by Ms. Kastura and all members of the Board present voted to approve the Authority providing \$50,000.00 from the federal CDBG Program.
- c. **Appointment of Jaime O. Perez:** A motion was made by Dr. Ruth, seconded by Mr. Diaz and all members of the Board present voted to approve authorizing the appointment of Jaime O. Perez as Executive Director effective December 31st, 2025.
- d. **Amendment #4:** A motion was made by Mr. Yeager, seconded by Mr. Diaz and all members of the Board present voted to approve the amendment #4 of employment contract for Kenneth Pick as Deputy Director effective December 31st, 2025.
- e. **2026 Meeting Dates:** A motion was made by Mr. Yeager, seconded by Dr. Ruth and all members of the Board present voted to approve the 2026 BCRA Board meeting dates.

9. **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 January 27, 2026. This meeting was adjourned at 5:16 PM.



Glenn A. Yeager, Chairman-