

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

January 28, 2025

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 January 28, 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  
Diodato Bassano, Treasurer  
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  
Jowanna Gary, Redevelopment Generalist  
Susan Buono, Executive Assistant  
Jaime Perez, Deputy Director

## **2. Public Comment:**

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

## **3. Executive Session for legal and real estate matters:**

At 4:31 P.M. the Board entered Executive Session to discuss legal matters. No action was taken.

At 5:25 P.M. the meeting of the Board of the Redevelopment Authority of the County of Berks reconvened.

4. **Reorganization:**

Chairman Mr. Yeager opened the annual reorganization of the Authority Board and appointed Daniel P. Becker, Esquire as Chairman Pro Tem. After a brief discussion of the process, Attorney Becker opened the floor to nominations for the office of Chairperson of the Authority. In response, Mr. Bassano nominated Glenn Yeager as Chairperson. Hearing no further nomination, the floor was closed to nominations. Upon motion duly made by Mr. Bassano and seconded by Mr. Diaz, all Board members present voted to approve Glenn Yeager as Chairperson. Mr. Yeager then assumed the office of Chairman. Mr. Yeager stated that the slate of officers nominated for the calendar year 2024 shall be nominated for the calendar year 2025. All board members present voted to accept the nomination of officers for calendar year 2025.

Mr. Yeager opened the floor to nominations for the office of Executive Director. Mr. Yeager nominated Kenneth L. Pick as Executive Director. Hearing no further nominations, the floor was closed to nominations. A motion was made by Mr. Yeager and seconded by Mr. Bassano to approve Kenneth L. Pick as Executive Director. All Board members present voted to approve Kenneth L. Pick as Executive Director.

Mr. Yeager opened the floor to nominations for Solicitor to the Authority. Mr. Yeager nominated Daniel P. Becker and the firm of Kozloff Stoudt as Solicitor. Hearing no further nominations, the floor was closed to nominations. A motion was made by Mr. Yeager and seconded by Mr. Diaz to approve Daniel P. Becker and the firm of Kozloff Stoudt as Solicitor. All Board members present voted to approve Daniel P. Becker and the firm of Kozloff Stoudt as Solicitor.

The officers and professional staff nominated for calendar year 2025 are as follows:

Chairman:	Glenn Yeager
Vice Chairperson:	Eileen Kastura
Secretary:	Dr. Thomas Ruth
Treasurer:	Diodato Bassano
Assistant Secretary/Treasurer:	Jorge Diaz
Solicitor:	Daniel P. Becker, Esquire & the law firm Kozloff Stoudt, P.C.
Executive Director:	Kenneth L. Pick

The reorganization meeting was adjourned and the Authority moved into its regularly scheduled monthly Board meeting.

5. **Reading and approval of minutes of the meeting of December 10, 2024:**

Upon motion made by Mr. Bassano and seconded by Mr. Yeager, all members of the Board present voted to approve the December 10, 2024 minutes of the Board.

6. **Report of the Treasurer:**

Diodato Bassano presented the Statement of Activity and the Statement of Financial Position as of December 31, 2024. A copy of the report is attached to these Minutes. Upon motion made by Mr. Yeager and seconded by Mr. Diaz, all Board members present voted to accept the report of the Treasurer, including said Statement of Activity and Statement of Financial Position, subject to audit.

7. **Bills and Communications**

Diodato Bassano presented the list of payments to creditors representing the period of December 21, 2024 through January 29, 2025. A copy of the report is attached to these Minutes. Upon motion made by Mr. Yeager and seconded by Mr. Diaz, all Board members present voted to approve and/or ratify the list of payments to creditors.

8. **Reports of Committees:**

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

9. **Unfinished Business:**

a) **Rentals** (Susan)

Susan Buono advised we anticipate a vacancy at 517 E Lancaster Ave. NAI Keystone will market and lease the unit. Currently there are no outstanding maintenance issues. We continue to utilize our rental management platform for automatic payments and maintenance requests.

b) **Whole Homes Repair Program (WHRP):**

Tyler Reese advised the Board of the following: BCRA and Habitat combined have spent \$2,178,000.00 on repairs. We have 84 completed cases. There are 27 approved cases remaining, all in various stages of completion.

c) **Colebrookdale Spur:**

Mr. Pick advised that there was nothing new to report regarding the Colebrookdale Spur.

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

**Oley Road: 1.9-** The Phase II project has been awarded to each of the four primes. Purcell Construction was awarded the general trades contract 1.5. The project is scheduled to start on April 1<sup>st</sup>.

10. **New Business:**

- a. **2025 Budget** A motion was made by Mr. Yeager and seconded by Mr. Bassano authorizing and accepting the 2025 Budget of the Redevelopment Authority of the County of Berks.
- b. **Amendment# 1** A motion was made by Mr. Bassano and seconded by Mr. Yeager authorizing the H.A.P. agreement with Family Promise.
- c. **Amendment# 1** A motion was made by Mr. Bassano and seconded by Mr. Diaz authorizing the H.A.P. agreement with Berks County Community Action Program.
- d. **Amendment# 1** A motion was made by Mr. Bassano and seconded by Mr. Yeager authorizing the H.A.P. agreement with the County of Berks.
- e. **Amendment# 1** A motion was made by Mr. Bassano and seconded by Mr. Yeager authorizing the H.A.P. agreement with Opportunity House.
- f. **Resolution# 2025-1** Authorization of the creation of a nonprofit which meets the definition of a CHDO under the federal HOME Program was tabled for more discussion at a later date.
- g. **Amendment# 3** A motion was made by Mr. Yeager and seconded by Mr. Bassano authorizing the cooperation agreement with the County for the ByHeart RACP grant.

11 **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 Mr. Diaz and all members of this Authority present voted in the affirmative. The next meeting of the Board will be on February 25, 2025. This meeting was adjourned at 6:07 P.M



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Glenn A. Yeager, Chairman-