

**MINUTES OF THE REDEVELOPMENT AUTHORITY OF
THE CITY OF READING HELD ON 31ST OF AUGUST 2022**

The Redevelopment Authority of the City of Reading held Virtual Regular meeting on Zoom computer application on 31ST day of August 2022.

The meeting was called to order at 4:03 p.m. by Solicitor, Melissa Krishock, and on roll call, the following were present:

Mr. Goslyn Fleming,	Member
Mr. John H. Miller Jr.,	Member
Mr. Thomas McMahon,	Member
Mr. Fred Thompson,	Member

Also present were:

Mr. Jamal Abodalo, Executive Director
Ms. Rafaela Lopez, Asset Manager
Ms. Melissa Krishock, Esq., Bingaman Hess
Ms. Yomary Castro, Fiscal Officer, attended via Zoom
Ms. Shannon Calluori, Hailstone Economic, attended via Zoom
Mr. Tony Canela
Mr. Sean Moretti, Destination Realty
Ms. Deb Millman Esq., GRCA
Mr. Jeremy Zaborowski, Berks Industrial Development

Reorganization of the Board:

Ms. Krishock requested nominations for officers. After deliberation, the Board nominations are as follows:

Mr. Miller, Chairman
Mr. Thompson, Vice-Chairman
Mr. McMahon, Treasurer/Secretary

Consent Agenda Approval:

Being that Mr. Fleming was the only board member present at the board meeting held on April 7th, 2022 and on April 21st, 2022, he was the only one who could approve minutes. Mr. Fleming approved both minutes.

Mr. McMahon motioned to approve the minutes from July meeting. Mr. Thompson seconded. Minutes were approved.

Public Comment:

Mr. Moretti and Mr. Canela spoke of their offer for 212 S 8th St. Mr. Canela started his bakery business with proprietary recipes from his family owned business. Presently his business located in New Jersey provides baked goods to Shop-Rite. Mr. Canela would like to expand by putting a bakery at the above referenced location. They provided a brief video with their vision for this property.

Ms. Deb Millman spoke to the board about the letter GRCA sent RRA in the beginning of August regarding having an Environment assessment done at 212 S 8th St. GRCA would like to identify work to be done and come up with a plan. Mr. Jeremy Zaborowski informed the board a grant application will be submitted to DCED to cover costs. Process will take about 18 to 24 months. EPA will be the harder part to work with. Mr. Abodalo asked who would fund this project. Ms. Millman said 75% will be covered by DCED. Phase 1 was completed in 2005. Mr. Abodalo asked if EPA is still monitoring. Ms. Millman is not sure if they are. Ms. Millman informed the board the cleanup level will be based on whether the property is residential or commercial.

As the Board members resumed their regular agenda, the Chairman requested Ms. Krishock to conduct the meeting on his behalf.

Financial Report:

Ms. Krishock called for a motion to approve authorization to transfer \$120,000 from PA Invest to Customers Bank account. Mr. Thompson made the motion and Mr. McMahon seconded. Motion passed unanimously.

Ms. Krishock called for a motion to approve invoices of the amount of \$101,138.52. Mr. Thompson made the motion and Mr. McMahon seconded. Motion passed unanimously. Mr. Thompson voiced his concerned regarding electrical bills for 301 S 3rd St / 314 & 320 Spruce St. He also noted legal fees are significantly higher than the year prior but understands why.

Ms. Krishock asked the board if they had any questions regarding 2023 budget. Chairman Miller suggested this be tabled until the next meeting but Mr. Abodalo stated he has to inform the board of Ms. Castro's last day with the City being Friday, September 9th, 2022. The RRA is currently running on over 1 million a year but this includes grants. If grants are removed, RRA has about \$250,000 for the operational budget. RRA owns land where the Double Tree is located and secured a 108 loan, which was used on property. Mr. Fleming would like his name removed from Customers Bank account immediately since he no longer will be acting treasurer. Discussion is tabled.

Old Business

Mr. Abodalo provided a brief update on the cleaning job that Baez Landscaping did at 638 and 640 Schuylkill Ave. Previous board agreed to not exceed \$3,200 but during the cleanup, the previous Chairman checked on the job and gave Baez Landscaping the green light to complete the job with the understanding that the bill will be higher. The updated bill is \$5,200. Board agreed to pay bill when invoices were approved.

Mr. Abodalo informed the board of Habitat for Humanity having an interest in rehabbing 1404 Fairview St. We currently have the options of selling, going with a grant/loan or using CDBG/HOME funds. Mr. McMahon stated something needs to be done with this property and Chairman Miller suggested they should physically see the property before moving forward with a decision.

Ms. Krishock informed the board of previous board agreeing to purchase 1103 Spruce St. Approval from current board is needed to authorize Mr. Abodalo to sign documents needed to complete the process. Chairman Miller stated he is not in agreement with purchasing this property. Ms. Krishock informed the board if we don't follow through, we will still legally be obligated to purchase the property and there is no expiration date on the settlement. Mr. Fleming stated a decision needs to be made because we are moving backwards with tabling this. Mr. Abodalo stated that maybe with taking care of the blight remediation, it will take care of many of the current issues. Ms. Krishock stated board needs to approve sale before moving forward with any actions. She called for a motion to approve Resolution 07-2022 authorizing Mr. Abodalo to execute any and all documents pertaining to the purchase of 1103 Spruce St. Mr. McMahon made the motion and Mr. Thompson seconded. Mr. Fleming voted yeh and Chairman Miller voted nay.

New Business

Ms. Krishock informed the board of Baez Landscaping being the only Request for Proposal received for maintaining RRA's properties. Mr. Abodalo explained we need this to keep properties clean. Public Works is short staffed to manage all of the properties. RRA currently trades with Public Works by letting them put snow on the 212 S 8th St parking lot in return to maintaining the properties. Chairman Miller suggested to hold off due to the amount of time that has passed since the RFP was submitted. Ms. Lopez assured the board the properties have not changed much and recent pictures of each property has been provided to them. Ms. Krishock called for a motion to approve Baez Landscaping's RFP for a total of \$5,581 for the months of September through November. Mr. Thompson made the motion and Mr. Fleming seconded. Mr. McMahon voted yeh and Chairman Miller voted nay.

Mr. Abodalo informed the board of Hailstone Economic LLC being the only Request for Qualifications for Blight Remediation Planning Services received. This was put out for bid twice and Hailstone was the only qualified bidder both times. HUD

accepted their bid for \$35,000. Mr. Abodalo called for a motion to approve Hailstone Economic's RFQ for Blight Remediation Planning Services for the amount of \$35,000. Mr. McMahon made the motion and Mr. Thompson seconded. Mr. Fleming voted yeh and Chairman Miller voted nay.

Mr. Abodalo informed the board of complaints received regarding the condition of 212 S 8th St. A total of four quotes were received to have the property cleaned, removal of weeds and trash. JD Construction was disqualified as a reliable business per feedback from Codes Supervisor. The City's quote of \$1,320 was questioned by Mr. Abodalo, due to the City having an agreement with RRA to maintain properties for free. Ms. Lopez informed board that when she reached out to Public Works, she was given this quote to have the job done. Chairman Miller explained that weed treatment at this point won't make sense due to the weather. Ms. Krishock asked for a motion to approve The City's bid of \$1,320 to remove weeds and trash from 212 S 8th St, without treating the weeds. Mr. McMahon made the motion and Mr. Thompson seconded. Motion was unanimously.

Ms. Krishock called for a motion to approve Resolution 02-2022 authorizing Executive Director to sign Public Officials Liability renewal. Mr. Thompson made the motion and Mr. McMahon seconded. Motion passed unanimously.

Ms. Krishock informed board of proposal to widen Route 422. Penn Dot needs to do an environmental study and need our approval to do so. She asked for a motion to approve Resolution 03-2022 authorizing Executive Director to sign Environmental clearance for the Pen DOT State Route 422, Section 29M Reconstruction Project at Riverfront Park. Mr. McMahon made the motion and Mr. Thompson seconded. Motion passed unanimously.

Ms. Krishock informed the board of the current Cooperation Agreement between the City and the RRA has non consistent sections that are being amended to be consistent. The revisions outline who is to do what between the City and RRA. She asked for a motion to approve Resolution 04-2022 approving revision of Cooperation Agreement between the City and the RRA. Mr. Thompson made the motion and Mr. McMahon seconded. Motion passed unanimously.

Ms. Krishock informed the board of current Bylaws being last amended in 2019. Ms. Krishock briefly went through all the changes highlighted in the copy provided to the board. She asked for a motion to approve Resolution 05-2022 approving revision of Bylaws. Mr. Fleming made the motion and Mr. Thompson seconded. Motion passed unanimously.

Mr. Abodalo asked for a motion to table authorizing Executive Director to retain architect service of Lee Olsen, for drawings of 1404 Fairview and 1103 Spruce St in the amount of \$5,000. The board can address when decision is made on the properties. Mr. Fleming made the motion and Mr. Thompson seconded. Motion passed unanimously.

Mr. Abodalo asked for a motion to approve Resolution 07-2022 ratifying Executive Director to sign documents for RACP and pay application fee of \$500 for 212 S 8th St. Mr. Thompson informed the board he reviewed documentation with their consultant to submit by deadline of August 19th. Mr. Thompson made the motion and Mr. McMahon seconded. Motion passed unanimously. Mr. Miller commented they can't ratify something that was already done. Mr. Thompson said due to the August 18th Board meeting being canceled because of not having quorum, the RACP would have been a lost opportunity. He had to review the documents and approve prior to meeting today. Ms. Callouri informed the board of the RACP having a two-step process. The second step will provide a more specific plan on application. Chairman Miller stated now RRA is committed to give the other percentage, in which the board didn't get to vote on. Ms. Callouri assured the board that for the moment the only commitment we have is \$500. The second step is only followed if we are selected. At that point our percentage can be covered with the property's value.

Board went into executive session at 6:02pm

Regular session resumed at 6:37pm

Ms. Krishock asked for a motion to decline offer of \$63,000 from the City for 301 S 3rd St. Mr. Thompson made the motion and Mr. Fleming seconded. Motion passed unanimously. Mr. Abodalo asked for a motion to have the City provide appraisal within six weeks for 301 S 3rd St. Mr. Thompson made the motion and Chairman Miller seconded. Motion passed unanimously.

Ms. Krishock asked for a motion to decline Destination Realty's offer for 212 S 8th St. Mr. Thompson made the motion and Mr. Fleming seconded. Motion passed unanimously.

Ms. Krishock asked for a motion to move forward with Environmental study on 212 S 8th St. Mr. McMahon made the motion and Mr. Thompson seconded. Motion passed unanimously.

Adjournment

There being no further business to be brought before the Board, a motion to adjourn the meeting was made, and all members were in favor.

Respectfully submitted by:

Asset Manager

31st August, 2022