

**MINUTES OF THE REDEVELOPMENT AUTHORITY OF
THE CITY OF READING HELD ON 15th OF DECEMBER 2022**

The Redevelopment Authority of the City of Reading held a Hybrid meeting via Zoom computer application and in the 3rd floor conference room located at City Hall, on the 15TH day of December 2022.

The meeting was called to order at 5:20 p.m. by Chairman Miller, and on roll call, the following were present:

Mr. John H. Miller Jr., Chairman
Mr. Thomas McMahon, Treasurer/Secretary (attended at 5:20 via Zoom)
Mr. Goslyn Fleming, Member

Absent:

Mr. Fred Thompson, Vice-Chairman, excused

Also present were:

Ms. Melissa Krishock, Esq., Bingaman Hess, via Zoom
Ms. Shannon Calluori, Hailstone Economic

Consent Agenda Approval:

Board did not review minutes from November's meeting. Mr. Fleming made a motion to table approval of the minutes. Mr. McMahon seconded and motion passed unanimously.

Finance Report:

Chairman Miller stated the Customer's Bank balance was \$3,628.12 and the PA Invest balance was \$468,817.53.

Approval of Bills Payable:

Chairman Miller asked for a motion to approve the bills in the amount of \$17,641.34. Mr. Fleming made the motion and Mr. McMahon seconded. Motion passed unanimously.

Chairman Miller asked for a motion to transfer \$15,000 from PA Invest account to the Customer's Bank account to cover RRA bills payable. Mr. McMahon made the motion and Mr. Fleming. Motion passed unanimously.

15th December, 2022

Property Update

Ms. Krishock provided an update on 301 S 3rd St. The City acknowledged RRA's proposed sale price of \$150,000. They are reviewing the offer and looking at financing options. A response will be received by the deadline of January 31st, 2023.

Chairman Miller stated several options for disposing 1404 Fairview St, 1103 Spruce St, 638 and 640 Schuylkill Ave. A few options the board has are online auction, conventional sale, dedication to a nonprofit organization and having the RRA rehabilitate the property while maintaining ownership. Ms. Krishock stated that property disposition discussions must take place during an executive session.

Ms. Krishock informed the board of Rafaela Lopez, Asset Manager providing her with an update on the project at 128 Schuylkill Ave. The tree was removed, a PA One Call was performed and the concrete is being removed. The contractor would like a deposit payment for the work. Chairman Miller stated he would confirm with Ms. Lopez that the RRA board approved the payment for the work at a previous meeting so the contractor could be paid.

Ms. Krishock suggested 32 Cedar St be tabled until the next meeting because there is no new information to share at this point. Mr. Fleming made a motion to table 32 Cedar St agenda item. Mr. McMahon will share information related to the sculpture located at 32 Cedar with Chairman Miller.

New Business

Ms. Calluori provided an overview of the draft Blight Remediation Strategy. She reviewed the Table of Contents, Vision, Mission, Goals, Toolkit contents and revenue opportunities chart. Mr. McMahon stated he would like to meet with Ms. Calluori to provide feedback, which would include asking that conservatorship be included in the plan. It was decided that Ms. Calluori would meet with the RRA Board members the week of 12/19/22 to receive their comments. Ms. Calluori will revise the plan and submit a final document prior to the 12/31/22 deadline.

Executive session at 5:50pm

Regular session at 6:56pm

Chairman Miller made a motion to sell 1404 Fairview Ave, 1103 Spruce St, 638 and 640 Schuylkill Ave by way of no reserve public auction, with Requests for Proposals to be received by the Asset Manager from a minimum of three Berks County located auction companies. The auction shall take place within four weeks of acceptance of the Requests for Proposals. Exposure of the properties shall be 30 days with no appraisals and no reserves on the properties. The RRA shall list the property conditions and limit access based on the property conditions with exact details to be worked out with the auction company and closing settlement of the properties will

take place within 60 days of final bid. RRA reserves the right to place a deed restriction on the properties requiring that they have an occupancy permit within one year of the date of settlement with an RRA Board approved extension for up to six months, otherwise the ownership of the property reverts to the RRA. Mr. Fleming seconded the motion. Chairman Miller voted yes and Mr. McMahon voted no. Motion passed with two yah and one no.

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

15th December, 2022