

**MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE
CITY OF READING HELD ON 20th JANUARY 2022**

The Redevelopment Authority of the City of Reading held a Virtual Regular Meeting on Zoom computer application, on 20TH day of January 2022.

The meeting was called to order at 5:04 p.m. by Chairman Schlegel, and on roll call, the following were present:

Mr. Ernest Schlegel,	Chairman
Mr. Wellington Santana,	Vice-Chairman
Mr. Thomas Caltagirone,	Treasurer/Secretary
Mr. Nate Rivera,	Member
Mr. Franklyn Fleming,	Member

Also present were:

Mr. Jamal Abodalo, Executive Director
Ms. Rafaela Lopez, Asset Manager
Ms. Yomary Castro, Fiscal Officer
Ms. Melissa Krishock, Esq., Bingaman Hess
Ms. Sara Hailstone, Hailstone Economic
Ms. Shannon Calluori, Hailstone Economic
Ms. Michelle Lynch, Reading Eagle

Consent Agenda:

Chairman Schlegel called for a motion to approve minutes from December's meeting. Mr. Santana made the motion and Mr. Caltagirone seconded. Minutes were approved.

Financial report:

Chairman Schlegel called for a motion to approve invoices for the month of December as prepared by the Fiscal Officer and received by the Board for the amount of \$3,540.83. Mr. Caltagirone made the motion and Mr. Rivera seconded. Motion passed unanimously.

Old Business:

Chairman Schlegel called for a motion to approve General Service agreement for possible vendors. Mr. Caltagirone made the motion and Mr. Santana seconded. Motion passed unanimously.

New Business:

Ms. Krishock informed the board they had approved to proceed with eminent domain process with 638 and 640 Schuylkill Ave. The amount of \$21,000 of just compensation needs to be on hand when court judge approves petition. Chairman Schlegel called for a motion to authorize Solicitor to file petition for 638 and 640 Schuylkill Ave. Mr. Fleming made the motion and Mr. Caltagirone seconded. Motion passed unanimously.

Chairman Schlegel questioned why we are requesting to have a Request for Proposal to develop a strategic plan to address blight and redevelopment opportunities. "RRA currently has a contract with Hailstone Economic LLC" Chairman added. Mr. Abodalo informed board HUD requires specific HUD standard scope of work which must be advertised to qualify for CDBG funds. We have to receive minimum two bids in order to proceed. RRA will consider the most qualified Vendor may be selected. Ms. Calluori agreed with Mr. Abodalo.

Chairman Schlegel had an understanding of this not being needed to qualify for CDBG funds and requested to table this until written proof is provided stating this is required. Mr. Abodalo provided the board with the section on the CDBG application which states "The Plan will be developed by a consulting firm that is selected through a Request for Qualifications". Chairman Schlegel thanked Mr. Abodalo for providing written proof and called for a motion to authorize replacing Request for Proposal with Request for Qualifications. Mr. Caltagirone made the motion and Mr. Santana seconded. Motion passed unanimously.

Chairman Schlegel called for a motion to authorize a Request for Qualifications to be issued to engage a contractor to develop a strategic plan to address blight and redevelopment opportunities. Mr. Caltagirone made the motion and Mr. Rivera seconded. Motion passed unanimously.

Mr. Rivera asked if it would be financially less burdensome to have the City maintain our properties. Chairman Schlegel said the city is pretty busy to be able to maintain our properties. He called for a motion to authorize issuing a Request for Proposal for year-round property maintenance services. Mr. Santana made the motion and Mr. Rivera seconded. Motion passed unanimously. Chairman Schlegel requested to have RFP sent to the board prior to having it posted.

Executive session at 5:34 pm:

At this time, the board entered into executive session to discuss 124 N 4th St and 301 Washington St.

Regular Session at 5:52 pm:

Chairman Schlegel called for a motion to authorize payment for developing a marketing analyses of \$7,700 for 124 N 4th and 301 Washington project. RRA will compensate Spak Group the sum of \$3,850 when the study is completed. Mr. Caltagirone made the motion and Mr. Santana seconded. Motion passed unanimously.

Chairman Report

Chairman Schlegel informed the board of being in phase two with Land Bank project. We currently have seven people who will be joining the Steering Committee. Many have questioned what a Steering Committee does. It's made up of diverse members and allows open discussions. This advisory group make decisions on projects. Chair person should be chosen by the members.

Chairman Schlegel will be meeting with Commissioner Rivera about low income residents buying properties from tax sales. Mr. Rivera questioned which members of the Steering Committee live in Reading? Chairman Schlegel replied it's not about where they live but about the knowledge they have to guide us towards the right direction. Mr. Rivera stated if they really are willing to improve the city, they should put up the money. Mr. Fleming agreed and stated these entities want to be on our side and have done nothing to help the city in the past. Chairman Schlegel responded we are building the relationships. Mr. Rivera said he will hold everyone accountable and there will no longer be giving stuff away. If low income people have money to buy a property, we should help them and not sell to investors buying multiple properties to make money out of it. Mr. Caltagirone stated the city and county both paid to fix Penn Bridge indicating the potential of collaboration between the City and the County.

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

20th January, 2022