

**MINUTES OF THE REDEVELOPMENT AUTHORITY OF
THE CITY OF READING HELD ON 15th OF JUNE 2023**

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 June 2023.

The meeting was called to order at 5:05 p.m. by Chairman Miller, and on roll call, the following were present:

**Mr. John H. Miller Jr., Chairman
Mr. Fred Thompson, Vice-Chairman
Mr. Thomas McMahon, Treasurer/Secretary
Mr. Stephen Yarnell, member**

Excused:

Mr. Goslyn Fleming, Member- Excused

Also present were:

**Mr. Jamal Abodalo, Executive Director
Ms. Rafaela Lopez, Asset Manager
Ms. Melissa Krishock, Esq., Bingaman Hess
Ms. Shannon Calluori, Hailstone Economics, via Zoom
BCTV, via Zoom
Ms. Nicole Fick, Property Maintenance Clerk**

Yearly reorganization of the board

Mr. Thompson requested to table the reorganization of the board. Ms. Krishock replied motion needs to be passed due to this being pushed out from March's meeting. Mr. Thompson wants to delay due to qualifications needed to be chair. Mr. Yarnell would like to be more knowledgeable prior to voting. Ms. Krishock asked for motion to table until July 20th board meeting. Mr. Thompson made the motion and Mr. Yarnell seconded. McMahon voted no. Motion passed with three yah and one nay.

Consent Agenda Approval:

Chairman Miller asked for a motion to approve the meeting minutes from May. Mr. Thompson made the motion and Chairman Miller seconded. Motion passed unanimously.

15th June, 2023

Finance Report:

Chairman Miller stated as of May 31st, 2023, the Customer's Bank balance is \$72,631.27 and PA Invest balance is \$423,065.09.

Approval of Bills Payable:

Chairman Miller asked for a motion to approve the bills in the amount of \$4,150.50. Mr. Thompson made the motion and Mr. McMahon seconded. Motion passed unanimously.

Property Update:

Mr. Abodalo informed the board of City Council approving the sale of 301 S 3rd St for \$150,000.00. The City solicitor and RRA solicitor will work on the legal documents. Mr. McMahon asked Mr. Abodalo about the \$500,000.00. Mr. Abodalo said it was tabled by council until RRA provides an action plan for blight.

Mr. Abodalo informed the board of HUD certified appraiser being contacted and process has begun to appraise 405 Carpenter St and 411 S 3rd St. Chairman Miller gave Mr. Abodalo credit for having a HUD appraiser to value the properties for their potential value and not their current value.

Mr. Abodalo informed the board he met with Mr. Ryan Spak and provided the board with the LLC documents. 301 Washington St will have two commercial and 24 – 28 apartments. 124 N 4th St will have 24 apartments. Our conditions will be affordable housing. Chairman Miller requested a timeline on these projects.

Mr. Abodalo informed the board that GBDF, Berks IDA and RRA will be reviewing the work plan and discussing it. Things are moving along, per Ms. Deb Millman. There's a real estate tour taking place today, which is an effort to collaborate with Penn Optical. Environmental study began about September 2022.

Auction of 1103 Spruce St, 1404 Fairview St, 638 & 640 Schuylkill Ave took place today. They were sold for a total of \$154,350.00. Mr. Abodalo said the one buyer from New York concerns him but if the guidelines are not followed, RRA will take back the property.

New Business

Mr. Thompson informed the board of request of CDBG 2024 funds being added to the agenda at his request. There currently isn't an operational strategic plan in place. This funding will help us make a good impact in the community. Mr. McMahon said this is not something RRA decides on. Mr. Thompson disagreed. Mr. McMahon said there will be a planning commission workshop help on Tuesday, June 20th. Mr. Abodalo explained the planning commission is who approves plans. RRA

does not. RRA board members can attend but not vote on anything. Ms. Callouri added when properties are acquired through eminent domain, it needs to be presented to the planning commission for approval. Mr. Abodalo informed the board if they don't approve to move forward with requesting CDBG 2024, the funds will not be available. He asked for a motion to request CDBG 2024 funds to integrate Housing Strategies, Strategic planning and Operational policies to revise RRA guidelines. Mr. Thompson made the motion and Chairman Miller seconded. Motion passed unanimously.

Mr. Abodalo asked for a motion to authorize Executive Director to sign Public Officials Liability renewal, Resolution 08-2023. Mr. Thompson made the motion and Mr. Yarnell seconded. Motion passed unanimously.

Workshop will be held on July 3rd at 1:00pm.

Executive Session at 6:30 p.m.

Regular Session at 7:47 p.m.

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 June, 2023