

**MINUTES OF THE REDEVELOPMENT AUTHORITY OF  
THE CITY OF READING HELD ON 17<sup>th</sup> OF MARCH 2022**

The Redevelopment Authority of the City of Reading held a Hybrid Meeting on Zoom computer application and 815 Washington Street, City Hall, 2<sup>nd</sup> Floor Counsel Chamber in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, on 17<sup>TH</sup> day of March 2022.

The meeting was called to order at 5:12 p.m. by Chairman Schlegel, and on roll call, the following were present:

Mr. Ernest Schlegel,	Chairman
Mr. Wellington Santana,	Vice-Chairman, attended via Zoom
Mr. Thomas Caltagirone,	Treasurer/Secretary
Mr. Franklyn Fleming,	Member, attended via Zoom

Also present were:

Mr. Jamal Abodalo, Executive Director  
Ms. Rafaela Lopez, Asset Manager  
Ms. Melissa Krishock, Esq., Bingaman Hess  
Ms. Shannon Calluori, Hailstone Economic, attended via Zoom  
Ms. Sara Hailstone, Hailstone Economic, attended via Zoom

Chairman Schlegel read Mr. Nate Rivera's resignation letter to the board. He called for a motion to accept Mr. Rivera's resignation. Mr. Caltagirone made the motion and Mr. Santana seconded. Motion passed unanimously.

Moment of silence for the lives lost at Brookline Park shooting.

**Reorganization of the Board:**

Chairman Schlegel called for a motion to keep board organization as is. Mr. Santana made the motion and Mr. Caltagirone seconded. Motion passed unanimously.

Chairman Schlegel called for a motion to keep Bingaman Hess as Solicitor. Mr. Caltagirone made the motion and Mr. Santana seconded. Motion passed unanimously.

Chairman Schlegel called for a motion to keep Hailstone Economic as Consultant. Mr. Caltagirone made the motion and Mr. Santana seconded. Motion passed unanimously.

17<sup>th</sup> March, 2022

### **Consent Agenda:**

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

### **Financial report:**

Mr. Abodalo informed board if Overdraft line of credit is kept, there is a 6.25% interest for any funds covered by the overdraft protection. Chairman Schlegel previously spoke to Ms. Castro about the line of credit and doesn't feel it is needed at this time. Mr. Fleming agrees with Chairman but questioned why the line of credit was put in place. Chairman Schlegel stated, in the past the board was not given monthly financial reports.

Chairman Schlegel called for a motion to approve invoices for the month of February as prepared by the Fiscal Officer and received by the Board for the amount of \$9,518.58. Mr. Caltagirone made the motion and Mr. Santana seconded. Motion passed unanimously. Chairman Schlegel questioned the appraisal for \$450 listed on the Financial Report. Mr. Abodalo explained the property is blighted and appraisal can be put on Property Maintenance's account, if needed. Chairman Schlegel requested to inform board of things like this even though Executive Director is allowed to use up to \$500.00 without board approval.

### **Old Business:**

Mr. Abodalo informed the board of the Property Maintenance Request for Proposal being complete and being posted shortly. Chairman Schlegel requested to have the RFP sent to all board members prior to posting it.

Mr. Abodalo informed the board of the Strategic Planning Request for Proposal being sent to Mr. Neil Nemeth for review and being approved. HUD doesn't accept one bid. Our goal is to receive minimum three bids.

### **New Business:**

Mr. Abodalo and Ms. Krishock met with Spak yesterday and reviewed agreement. The agreement is 98% completed. We agreed to go with the highest of the three appraisals. Mr. Fleming asked if appraisal should be kept confidential. Chairman Schlegel recommended all board members review document and forward any questions to Mr. Abodalo. Mr. Abodalo informed board of letter of intent being approved by the board and stating a total of three appraisals are required. Chairman Schlegel stated nothing can be anonymous due to RRA being a public entity. Mr. Fleming commented he doesn't want a conflict of interest.

**Ms. Krishock informed the board of a hearing being held earlier today regarding 638 & 640 Schuylkill Avenue. Judge Sprecher signed the order granting petition of just compensation. We have ten days to submit payment of \$21,000 to the courts. This amount will then be distributed within municipalities. Chairman Schlegel requested to have a Special meeting to discuss further.**

**Ms. Krishock informed the board of 235 W Buttonwood St being part of the Gateway West project. There were environmental concerns on the property and summary was forwarded to the board. Ms. Calluori and Ms. Krishock spoke to Mr. Glenn Worgan regarding this. Ms. Krishock recommends board sign the covenant as its part of their responsibility. Chairman Schlegel called for a motion to sign Environmental Covenant regarding 235 W Buttonwood St. Mr. Santana made the motion and Mr. Fleming seconded. Motion passed unanimously. Chairman Schlegel stated properties need to be transferred back and removed from RRA. Mr. Abodalo informed board former councilor arranged for a retake of the parcel in order to receive and pay for the cost of environmental remediation. Once the site is cleared from environmental contamination, the board will reassign the deed to Delaware Valley Development Company (DVDC).**

**Mr. Abodalo informed the board if \$127,000 of HUD funds isn't used, it will be lost. He agrees that Habitat of Humanity could revamp the dwelling located 1404 Fairview. However, a clear and specific course of action must be established prior to assigning the work to any contractor.**

**Meeting was cut short due to conflict in schedule for another meeting that took place in the Council Chamber. It was unanimously agreed to hold a special meeting will be scheduled to reconvene.**

### **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

17<sup>th</sup> March, 2022