

**MINUTES OF THE REDEVELOPMENT AUTHORITY OF
THE CITY OF READING HELD ON 17th OF NOVEMBER 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 17TH day of November 2022.

The meeting was called to order at 5:14 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

Absent:

Mr. Goslyn Fleming,	Member, excused
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Also present were:

Mr. Jamal Abodalo, Executive Director
Ms. Rafaela Lopez, Asset Manager
Ms. Melissa Krishock, Esq., Bingaman Hess
BCTV, via Zoom

Consent Agenda Approval:

Mr. Thompson made the motion to approve minutes from October. Chairman Miller seconded. Motion passed unanimously.

Finance Report:

Mr. Abodalo informed the board of the current balance at Customers Bank being \$3,628.12 and at PA Invest being \$467,623.56. He requested a motion to approve the invoice of the month of November for the amount of \$12,278.62. Mr. Thompson had questions regarding Hope Works invoices and requested they be put on hold. Chairman Miller asked for a motion to remove Hope Works invoices. Mr. Thompson made the motion and Mr. McMahon seconded. Motion passed unanimously. Mr. Thompson requested for Hope Works to provide more detailed invoices stating amount of employees, hours worked and supplies used.

Chairman Miller asked about invoice dated 9/19/22 submitted by Hailstone Economic. This invoice should be part of the \$25,000.00 allocated for the Blighted Study. Ms. Krishock informed the board \$25,000.00 is coming from a grant. The City proposed Hailstone Economic send their invoices to the City to get paid. Moving forward Hailstone will separate invoices. Hailstone will be paid \$4,000.00.

Approval of Bills Payable:

Mr. Thompson made the motion to approve invoices in the amount of \$14,788.61. Mr. McMahon seconded. Motion passed unanimously.

Mr. Abodalo requested a motion to authorize transferring \$30,000 from PA Invest to Customers Bank to cover the expenses. Mr. Thompson made the motion and Mr. McMahon seconded. Motion passed unanimously.

Property Update

Chairman Miller requested for Asset Manager to reach out to Nolde Pines and Klahr Landscape to get clarification on the quotes submitted for the removal of the tree at 128 Schuylkill Ave. Nolde Pines provided a quote of \$11,125.00 and Klahr Landscape We need to confirm quotes include sidewalk on top of where the tree is. Mr. Thompson made the motion to authorize Ms. Lopez to contact Nolde Pines and Klahr Landscape and pick lowest bidder. Chairman Miller seconded. Motion passed unanimously.

Mr. Abodalo reminded the board about Skyline View Realty LLC, owner of 50 N 9th St being interested in purchasing 32 Cedar St. Chairman Miller would like to wait on moving forward with this until we figure out the sculpture issue. Mr. Thompson said the board pays insurance for the sculptures and we need to figure out how to manage them. Mr. McMahon will reach out to City Council Member, Chris Miller regarding the sculptures. Mr. Thompson made the motion to table 32 Cedar and Mr. McMahon seconded. Motion passed unanimously.

Ms. Krishock informed the board about a lien by Legacy Service USA, LLC put on 467 Tulpehocken St. Letter was sent to RRA on November 4th stating lien was removed. Current agreement states it's valid until 2121. This might be a typo but this is what it states.

New Business

Mr. Abodalo reminded the board of GRCA and BIDA speaking at the ?? meeting regarding the study they would like to do on 212 S 8th St. They will be using \$200,000.00 from a grant and are willing to contribute \$70,000.00 if needed. RRA will not be financially responsible. Mr. Thompson questioned if the study is more than \$270,000.00 who would be responsible to pay the difference. Ms. Krishock informed the board that they could apply for an additional grant but there is nothing in writing regarding this. Mr. Abodalo said he has experience with this and if more money is needed, we would know early on in the process. Once the plan is approved, numbers will be clearer unless when digging begins they can't get a clear ?? At that point, the cost would increase. Mr. McMahon added that BRCA & BIDA have experience with this and if more money is needed, they are good with

finding other funding to cover it. Mr. Thompson motioned to approve Resolution 11-2022 authorizing Executive Director to execute the letter of intent for ISRP grant for the environmental study on 212 S 8th St but with monthly updates on the progress of the work and financial status. Mr. McMahon seconded. Motion passed unanimously. Mr. Abodalo added that the plan might be to combine 212 S 8th St with Reading Foundry, which is why they are requesting to have this study done.

Workshop meeting scheduled on Saturday, November 19th will have to be rescheduled due to Holiday Parade being held the same day.

The board will have their Workshop meeting on Thursday, December 1st.

Mr. Abodalo informed board of agreement with Hailstone to do Blight study of \$25,000.00 has an expiration date of December 22nd, 2022. Hailstone wasn't able to work on this study due to the board being disabled for a few months. In order to close study, invoices will cease on December 31st, 2022. CDBG will not accept any invoices after that. HUD agreed to accept invoices until January 2023 but work has to be completed in December 2022. A Public meeting needs to be held within this time frame and has to be advertised and televised. Board agreed to hold this meeting during their monthly meeting scheduled on Thursday, December 15th, 2022.

Mr. Abodalo informed the board of CDBG funds needed to be moved to someone else to use or RRA needs to use it. It can no longer sit. There are entities willing to take this money.

Mr. Abodalo informed the board of previous Chairman purchasing four jersey barriers that are not located at the Riverfront property. Public Works requested to borrow the jersey barriers to block an area they have been having issues with. Mr. Thompson suggested they request a lease agreement with Public Works to allow them to use the jersey barriers. Chairman Miller requested Public Works speak to them about the Public Works building prior to the board making a decision on the jersey barriers. Mr. McMahon was in agreement with allowing Public Works to use them. Mr. Thompson and Chairman Miller were not in agreement.

Mr. Abodalo asked for a motion to approve Resolution 10-2022 authorizing Executive Director to execute the Environmental Covenant for 235 W Buttonwood St. Mr. McMahon made the motion and Mr. Thompson seconded. Motion passed unanimously.

Ms. Krishock asked for a motion to approve Resolution 12-2022 authorizing Executive Director to sign Remuneration Agreement which allows the city to pay Hailstone invoices regarding the Blight study. Mr. Thompson made the motion and Mr. McMahon seconded. Motion passed unanimously.

Mr. Abodalo asked for a motion to approve Board Members to attend a two part seminar for Redeveloping Blighted Properties Tools & Financing for the amount

of \$150.00 each. Mr. McMahon already paid for his ticket to attend. Chairman Miller stated RRA will reimburse Mr. McMahon the \$150.00. Mr. Thompson and Chairman Miller will also be attending.

Executive session at 7:00pm

Regular session at 7:15pm

The City had 301 S 3rd St appraised and appraisal came back at \$162,900.00. Chairman Miller made a motion to request the City to purchase 301 S 3rd St for the amount of \$150,000.00. The board will give The City until January 31st, 2023 to purchase the property. Mr. Thompson seconded. Motion passed unanimously. Mr. Abodalo will reach out to the Managing Director.

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

17th November, 2022