

MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF READING HELD ON 16th SEPTEMBER 2021

The Redevelopment Authority of the City of Reading held a Hybrid meeting on ZOOM computer application and 815 Washington Street, City Hall, 3rd Floor Conference room in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, on 16th day of September 2021.

The meeting was called to order at 5:10 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, attended via Zoom

Absent:

Mr. Franklyn Fleming,	Member
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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. Shannon Calluori, Hailstone Economic, attended via Zoom
Mr. Ryan Spak, SPAK Group LLC, attended via Zoom
Ms. Jennifer Tintenfass, SPAK Group LLC, attended via Zoom
Mr. Jeremy Long, Reading Eagle, attended via Zoom

Consent Agenda:

Mr. Caltagirone motioned to approve the minutes from the August 19, 2021 meeting. Mr. Santana seconded. Minutes were approved.

Public Comment:

Mr. Spak discussed with the Board about his opportunity to work with the city and provided examples of the work they have completed in the Philadelphia area. SPAK is a community driven company whose mission is to work with contractors who live locally. Their goal is to rehabilitate properties and to not displace tenants from properties they work on. They have worked on highly distressed properties similar to 301 Washington St. and 124 S 4th St. They currently have an office in Philadelphia and plan to open an office in Reading.

Chairman Schlegel called for a motion to suspend the agenda. Mr. Caltagirone made the motion and Mr. Santana seconded. Motion passed unanimously.

Chairman Schlegel called for a motion to approve Resolution 18-2021 to authorize the Executive Director to execute a letter of intent between SPAK Group LLC and RRA. Mr. Caltagirone made the motion and Mr. Santana seconded. Motion passed unanimously.

Chairman Schlegel called for a motion to continue with agenda. Mr. Santana made the motion and Mr. Caltagirone seconded. Motion passed unanimously.

Financial report:

Chairman Schlegel called for a motion to approve invoices for the month of August as prepared by the Fiscal Officer and received by the Board for the amount of \$20,704.50. Mr. Santana made the motion and Mr. Caltagirone seconded. Motion passed unanimously.

Old Business:

Mr. Abodalo informed the Board that he will be meeting with Residential Property Management Solutions next week to discuss the properties listed in the Request for Proposal. The Property Maintenance Request for Proposal might need to be opened for bid again. Chairman Schlegel stated that he will make sure property list is up to date before meeting with the only bidder.

New Business

Mr. Abodalo informed Board of the need to issue a Request for Proposal for an appraiser in order to proceed with blighted property eminent domain. Appraisers who previous were approved by the Board may respond to the RFP. Chairman Schlegel called for a motion to approve issuing the Request for Proposal. Mr. Caltagirone made the motion and Mr. Santana seconded. Motion passed unanimously.

Chairman Schlegel called for a motion to approve Resolution 19-2021 authorizing the Solicitor to prepare and file petitions to proceed with eminent domain for 638 & 640 Schuylkill Avenue. Mr. Santana made the motion and Mr. Caltagirone seconded. Motion passed unanimously.

Chairman Schlegel called for a motion to approve Resolution 20-2021 authorizing the Executive Director to execute an agreement of sale for 710, 712 and 714 Chestnut St. Mr. Santana made the motion and Mr. Caltagirone seconded. Motion passed unanimously. Chairman Schlegel informed the Board that the properties were previously certified as blighted. Mr. Abodalo stated that the RRA is not in the business of eminent domain. We want to work with property owners. Mr.

Rivera commented that we have had problems with these properties for a long time. Eminent domain is our last resort.

Mr. Abodalo informed the Board of a meeting held with Ms. Fadia Halma of DCED regarding the Main Street Program. At the moment the city does not have a replacement for DID. The RRA may be a candidate to operate the program. After Stantec completes the Downtown Plus Strategic Master Plan and provides recommendations for a DID replacement, the city will proceed with next steps.

Executive Session:

At this time, the Board entered into executive session to discuss acquiring property through blighted property eminent domain.

Regular Session:

Chairman Schlegel called for a motion to authorize requesting a reuse recommendation from the City of Reading Planning Commission for 122 S 8th St., 124 S 8th St., 549 S 6th St. and 245 S 5th St. Mr. Caltagirone made the motion and Mr. Santana seconded. Motion passed unanimously.

Chairman Report

Chairman Schlegel informed Board of meeting he will be attending with the Managing Director, Chief of Staff of Mayor Moran, and Mr. Abodalo regarding funding. He will be meeting with the Reading School District Board to deliver a presentation on the Land Bank. He thanked the team for their hard work.

Mr. Caltagirone informed the Board that the Redevelopment Assistance Capital Program (RACP) is accepting new project line items. He recommended we submit project line items and send it to Representative Manuel Guzman's office to be submitted to House Appropriates Committee by the deadline of October 1st.

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

16th September, 2020