MINUTES OF THE SPECIAL MEETING OF THE READING REDEVELOPMENT AUTHORITY OF THE CITY OF READING HELD ON FEBRUARY 12, 2008

The Redevelopment Authority of the City of Reading held a Special meeting in the Planning conference room of City Hall, 815 Washington Street, Reading, Berks County, Pennsylvania, on February 12, 2008, at 5:30 p.m.

The following members were present:

Ms. Michele Lauter	Chairwoman
Mr. David Johnson	Treasurer
Mr. Dan Luckey	Member

Absent: Mr. Phil Coles

Adam Mukerji, Executive Director, Dennis Witwer, Assistant Secretary, Andrew Miller, City Planner, Keith Mooney, Esq., Solicitor, Charles Younger, Esq., City Solicitor and Leon Churchill, Managing Director of the City of Reading were also present.

Noting that three members were in attendance for a quorum at 5:30 p.m., the Chairwoman, Ms. Lauter called the meeting to order.

The minutes from the November 2007 meeting were reviewed and approved.

The Chairwoman announced to the board her deep sadness over the death of board member Mr. Hank Lessig, who had passed away on February 8, 2008. Mr. Mukerji also expressed the same feeling and told the board that donations were made to BCTV and RACC from the Authority in the memory of Mr. Lessig.

Moving on to the business at hand, Mr. Luckey made a motion to adjourn the meeting so that the board may meet in an executive session to discuss the legal matters regarding a potential sale of real estate

and an employee matter regarding employment actions taken by the authority. Mr. Johnson seconded the motion.

Mr. Churchill gave an explanation regarding the City' s issue of residency of their managers. Mr. Mukerji falls under this issue because he does not live in the City of Reading. It was recommended that Mr. Mukerji be hired as full time Executive Director of the RRA so that he may continue is hard and dedicated work in the City of Reading. The legal issues were discussed. He told the board that no action will be needed to be made immediately and could wait until the regular monthly meeting.

Mr. Mooney produced a contract agreement between the City and the RRA which discussed many legal and contractual issues.

Mr. Churchill moved on to the real estate issue at hand. The City is planning on entering into an agreement with Giannasca Group to redevelop the river front. He discussed the transaction and the legal issues and agreements. He stated that the Reading Eagle had an article on the front page of its newspaper talking about the $1 billion dollar project.

Mr. Mukerji went into further detail regarding the project and the major players involved in the redevelopment of the river front. He mentioned that this project will be at least 7 years long. He also mentioned that Parcel 32 will be a major part of this project and he has reached a fair price for the property. Parcel 32 is in the KOZ however none of the other properties fall in this area.

Mr. Mooney stated that his law firm also represents Giannasca Group and do to the conflict of interest, he asked that the board consider allowing his law firm to represent Giannasca and for this special project, have Mr. Charles Younger be the representative for the RRA.

Mr. Churchill told the board that there will be a public press conference the following week regarding the project and the Giannasca Group invites all to attend.

Mr. Johnson made a motion to adjourn the executive session which was seconded by Mr. Luckey.

There being no further business to be brought before the board, upon motion made the meeting was adjourned at 6:10 p.m.

The next regular monthly meeting of the Reading Redevelopment Authority will be held on Wednesday, February 20, 2008 at 5:30 p.m. in the Planning Conference Room, 815 Washington St., Reading, PA.

Respectfully submitted by:

Assistant Secretary

MINUTES OF THE MONTHLY MEETING OF THE READING REDEVELOPMENT AUTHORITY OF THE CITY OF READING HELD ON FEBRUARY 20, 2008

The Redevelopment Authority of the City of Reading held its monthly meeting in the Planning conference room of City Hall, 815 Washington Street, Reading, Berks County, Pennsylvania, on February 20, 2008, at 5:30 p.m.

The following members were present:

Ms. Michele Lauter	Chairwoman	
Mr. Phil Coles	Vice-Chairman	(via Telephone)
Mr. David Johnson	Treasurer	(Via Telephone)
Mr. Dan Luckey	Member	

Absent:

Adam Mukerji, Executive Director, Dennis Witwer, Assistant Secretary, Vaughn Spencer, City Council President, Andrew Miller, City Planner, Keith Mooney, Esq., Solicitor, and Vaughn Spencer, City Council President were also present.

Noting that four members were in attendance for a quorum at 5:30 p.m., the Chairwoman, Ms. Lauter called the meeting to order.

The minutes from the November, 2007 meeting were reviewed and approved.

Mr. Mukerji presented to the board the finance reports which were given to him by the finance manager. There was no representation from the finance department at this meeting. Ms. Lauter read the reports and advised Mr. Johnson and Mr. Coles that nothing on the reports had changed much.

The bills payable were present and reviewed. Mr. Mukerji asked one question regarding Barley, Snyder legal fees, which Mr. Mooney explained. The bills payable were approved.

Mr. Mukerji briefed the board on the Invest Program and a special program that was offered him a few months prior which he took advantage of. He stated that he invested money on a 90 day basis to collect additional interest. He asked the board for ratification on the money that he moved from one Invest account into the special pool.

Mr. Johnson made a motion to ratify the Executives Director' s move of Invest funds into a special program. Mr. Coles seconded the motion which was unanimously approved.

The regular meeting was adjourned and the board entered into an executive session to discuss legal matters.

Mr. Mooney presented the board with legal documentation regarding the hiring of a full time Executive Director. An operational agreement between the City of Reading and the Redevelopment Authority was reviewed and discussed.

The board adjourned the executive session and reopened the regular meeting.

The members of the press and City Council President were invited back into the room.

Mr. Mooney explained the two motions which the board would be voting on, the first being that the Chairwoman of the Redevelopment Authority be authorized in directing to execute an operating agreement with the City of Reading in the form attached in exhibit A. which was discussed in executive session which would provide for the provision of financial assistance from the City of Reading to the RRA. Mr. Mooney asked if there was a motion to move the resolution forward. Mr. Johnson made the motion which was seconded by Mr. Coles. All members were in favor.

The second resolution is of the RRA to authorize Mr. Mukerji to be appointed the Executive Director of the Authority contingent upon the City of Reading approving and executing the co-operation agreement

with the RRA in the form attached hereto as exhibit A. and setting his compensation at $92,179.00. Mr. Coles made the motion and it was seconded by Mr. Luckey. All members were in favor.

Mr. Mooney stated that the other issue that needed to be discussed was regarding a section in the operation agreement, Article 7, to replace 90 days to 365 days before said agreement is submitted to the City of Reading. A motion was made by Mr. Luckey and seconded by Mr. Johnson. All members were in favor.

Mr. Mooney moved into the next topic for discussion regarding the St. Joseph's sales agreement. He stated that in the previous monthly meeting a motion was made by Mr. Johnson and seconded by Mr. Coles, while Mr. Luckey abstained from voting, to agree $50,000 toward the City's purchase of the property owned by St. Joseph's Medical Center located in the 1000 block of Penn St. Mr. Mooney stated that no motion needed to be made at this time.

Once again moving on, Mr. Mooney discussed a proposal from the City of Reading to renovated Kerper's Landing. He advised the board that Ms. Cindy DeGroote of the City of Reading contacted him and informed him that the City had applied for a grant which could be used to renovate Kerper's Landing. He gave a description of the boat launching pad and its location down at the river. The grant is in the amount of $81,000. Mr. DeGroote contacted Mr. Mooney asking that the board consider allowing the City to proceed with the proposed renovations. Mr. Mooney listed the desired renovations and also read the resolution and the holds harmless agreement.

Before moving any motions, several questions were asked. It was made clear that the Redevelopment Authority would not be committing any money to this project and that it would all be paid for though the grant. Mr. Luckey made the motion to approve the resolution and Mr. Johnson seconded the motion.

Mr. Mukerji moved on to the RiverView project and parcel 32. The parcel, which is owned by the RRA will play a major part for this billion dollar project. He stated that the Giannasca Group was under the impression that the parcel was worth about $65,000., however Mr. Mukerji spoke with them and informed them that the parcel was worth a lot more and entered into an agreement to pay the amount of $130,000.

Mr. Mukerji produced copies of the agreement and distributed them to the member of the board.

Mr. Johnson stated that he felt the dollar amount that Mr. Mukerji negotiated was a fare price as did Mr. Coles.

Mr. Mukerji reminded the board that the parcel is 1.85 acres; however there is a huge pipeline that runs directly under the parcel which had always been a challenge to develop it easily.

A motion was made by Mr. Johnson to approve the resolution allowing the Executive Director in to enter into an agreement with the developer to sell Parcel 32 in the amount of $130,000; Mr. Coles seconded the motion with all members in favor.

At that time, Mr. Coles excused himself from the meeting and disconnected himself from the conference call. There still being a quorum, the meeting continued.

Mr. Witwer handed out a letter to the board which was sent to him from Ms. Joyce W. Rushing-Reid. The letter was regarding the "Hairitage House" that is on Franklin Street, which she is the owner of. He also showed some photographs that he had taken a few months back on the behest of the board.

Mr. Witwer explained to the board that he has had several conversations with Ms. Rushing-Reid since she had stopped into his office a few months back and told them of her desire to possibly sell the property to the board.

Mr. Johnson asked if anyone had been inside the building. Mr. Witwer stated that he has yet to be inside the property however has been to the property and on the grounds to take photographs. Mr. Johnson stated that it may behoove Ms. Rushing-Reid to donate the property, which might be more profitable to her rather than selling it.

The board authorized Mr. Witwer and Mr. Mukerji to contact Ms. Rushing-Reid to see if it would be possible to meet with her and to also gain access to the inside of the building.

Before adjourning, the board briefly discussed the steps that need to be made to replace Mr. Lessig with a new board member.

Mr. Mooney gave an update on the Buttonwood Gateway slag pile project. He stated that Cabot should be sending its first payment to the Authority in the next few months. Mr. Witwer asked who is to receive the payment. Mr. Mooney stated that it will be sent to the Authority and then in turn the Authority will transfer it to the City of Reading, because DEP mandated that the City of Reading take responsibility for any future maintenance.

Chairwoman Lauter asked the board to table the discussion regarding dissolving the Fine Arts Board for the time being which was on the agenda. She asked that this be revisited at the next board meeting. Everyone agreed and a motion to adjourn was made and approved.

There being no further business to be brought before the board, upon motion made the meeting was adjourned at 6:30 p.m.

The next regular monthly meeting of the Reading Redevelopment Authority will be held on Wednesday, November 21, 2007 at 5:30 p.m. in the Planning Conference Room, 815 Washington St., Reading, PA.

Respectfully submitted by:

Assistant Secretary

MINUTES OF THE SPECIAL MEETING OF THE READING REDEVELOPMENT AUTHORITY OF THE CITY OF READING HELD ON MARCH 10, 2008

The Redevelopment Authority of the City of Reading held a Special meeting in the Planning conference room of City Hall, 815 Washington Street, Reading, Berks County, Pennsylvania, on March 10, 2008, at 3:00 p.m.

The following members were present:

Ms. Michele Lauter	Chairwoman
Mr. David Johnson	Treasurer (via telephone)
Mr. Dan Luckey	Member

Absent: Mr. Phil Coles

Adam Mukerji, Executive Director, Dennis Witwer, Assistant Secretary, and Keith Mooney, Esq., Solicitor, were also present.

Noting that three members were in attendance for a quorum at 3:15 p.m., the Chairwoman, Ms. Lauter called the meeting to order.

Mr. Lucky made a motion to adjourn the regular meeting and enter into an executive session of the board. Mr. Johnson seconded the motion.

Mr. Mukerji discussed some of the legal issues that were taking place regarding his appointed to the Redevelopment Authority as full time Executive Director.

Mr. Mooney stated that he had talked to the Mayor of the City of Reading and also Mr. Leon Churchill, the Managing Director regarding the co-operation agreement between the City of Reading and the Redevelopment Authority and it was his understanding that they had hoped to have City Council approve the agreement later that evening. He

explained some of the legal and financial issues that the Authority could face.

Mr. Mukerji talked about some of the issues that he's facing in the Community Development Department and City Hall. There was discussion regarding his employment and legal issues when it comes to his residency.

Mr. Johnson asked if the RRA could apply for grants. Mr. Mooney and Mr. Mukerji both affirmed that they could indeed apply for grants.

Mr. Mukerji explained the board's finances in the Invest program with the state. Mr. Mooney asked how much money the board has invested. Mr. Mukerji stated that there was current around $1.4mm.

Mr. Luckey expressed his concern over what will happen to Mr. Mukerji if the City decides to let Mr. Mukerji go without signing the co-operation agreement. Mr. Johnson stated that the board will continue as it has with Mr. Mukerji as the Executive Director.

Mr. Mooney agreed, but stated that there are terms and conditions of Mr. Mukerji's employment that must be agreed upon with the board. It was asked that Mr. Mukerji put together a yearly budget of what he feels would be spent the first year of his employment. Mr. Johnson stated that the board would basically need to take the steps to set up a small business.

Mr. Mukerji explained the insurance that the City of Reading offers their employees. He stated that he has discussed some issues with the Human Resources department of City Hall already to see what assistance they might be able to offer the board, and Mr. Mooney stated that any assistance from them would have to be agreed upon by City Council.

Mr. Mooney stated that the board really should get into discussions with City Council in a workshop to explore what they are will to offer the Authority, such as office/meeting space, secretarial help and other punch list items.

After finishing the legal matters of Mr. Mukerji's future employment, Mr. Mukerji asked the permission of the Chairwoman to briefly discuss the RiverView Development Project.

Mr. Mukerji explained some of the details that will need to take place for the project to move forward. He stated that there are many business down by the river that need to be moved before the project can get underway. He stated that it would be in the best interest of the authority to start becoming more active with this project as all the business down by the river that will be affected must be relocated and he does not want to see these companies leave the City. He stated that he is interested in looking into acquiring a specific parcel of land which may be used as an industrial development sight.

Upon adjournment of the executive board and reopening the Special Meeting a motion was made to authorize a letter to be sent to the City requesting deposit funds.

A motion was made to authorize the Executive Director to establish an operating budget for an independent Redevelopment Authority.

A motion was made to authorize the Executive Director and the Chairwoman to move $100,000 from the Invest account and establish a local deposit account which requires dual signatures for expenditures.

And lastly a motion was made to authorize the Solicitor to draft an employment agreement with the Executive Director, setting forth the terms and conditions of his employment and to assist the Executive Director in identifying and establishing contacts necessary for the Redevelopment Authority to operate independently.

All the motions were moved and approved unanimously.

Mr. Johnson asked the board to appoint a substitute to attend the Blighted Property Review board meetings in his absence if he is ever unable to attend meetings. Mr. Luckey volunteered. A motion was made and passed to authorize Mr. Luckey to be a substitute for Mr. Johnson during his absence from the Blighted Property Review board meetings.

There being no further business to be brought before the board, upon motion made the meeting was adjourned at 4:10 p.m.

The next regular monthly meeting of the Reading Redevelopment Authority will be held on Wednesday, March 19, 2008 at 5:30 p.m. in the Planning Conference Room, 815 Washington St., Reading, PA.

Respectfully submitted by:

Assistant Secretary

MINUTES OF THE MONTHLY MEETING OF THE READING REDEVELOPMENT AUTHORITY OF THE CITY OF READING HELD ON MARCH 19th, 2008

The Redevelopment Authority of the City of Reading held its monthly meeting in the Planning conference room of City Hall, 815 Washington Street, Reading, Berks County, Pennsylvania, on February 20, 2008, at 5:30 p.m.

The following members were present:

Ms. Michele Lauter	Chairwoman	
Mr. Phil Coles	Vice-Chairman	
Mr. David Johnson	Treasurer	
Mr. Dan Luckey	Member	(Via Telephone)

Absent:

Adam Mukerji, Executive Director, Dennis Witwer, Assistant Secretary, Andrew Miller, City Planner, Keith Mooney, Esq., Solicitor, and Steve Delucas of the Reading Eagle were also present.

Noting that four members were in attendance for a quorum at 5:40 p.m., the Chairwoman, Ms. Lauter called the meeting to order.

The minutes from the February 20th, 2008 and the Special March 10th meetings were reviewed and approved.

Mr. Mukerji handed out financial reports which were provided to him by the City's Finance department. He noted that he saw very little change made since the previous months report. There was no one from the finance department present to discuss the reports.

Mr. Mooney stated that he had spoken to Mr. Ryan Hottenstein earlier in the day and had briefly discussed the Authority's finances. He mentioned that some of the issues with the balance sheet might be stemming from the Brentwood bond.

Mr. Mukerji discussed the defeasance of the Brentwood loan with the board for their clarification. He explained that Roosevelt and Cross was the company that took care of the defeasance, which saved the Authority about $45,000. The treasury bonds are not being accounted for on the accounting statements provided by the finance department.

The Chairwoman asked for an approval of the bills payable form. Mr. Johnson made a motion to approve the bills payable and Mr. Coles seconded it. All members were in favor.

A motion was made by Mr. Coles to adjourn the regular meeting and enter into an Executive session which was seconded by Mr. Johnson and approved unanimously. The Reading Eagle representative was asked to step outside during this session.

Mr. Mooney discussed his meeting with members from the City of Reading regarding an operating agreement between the two entities. He stated that no action needed to be taken by the authority at this time. He distributed a draft of the Employment Agreement to the board members for the hiring of the Executive Director.

Mr. Mukerji asked Mr. Mooney what provisions the City was going to make regarding office space. Mr. Mooney stated that the City is willing to give the RRA roughly 800 sq. ft. of office space in City Hall with no rental fee.

There being no further discussion needed regarding the new Executive Director position Mr. Johnson made a motion to adjourn the executive meeting which was seconded by Mr. Coles. All members were in favor.

The members of the press were invited back into the room for the regular scheduled meeting. Mr. Mooney gave a brief explanation of the topics discussed in the executive meeting.

Mr. Mukerji moved on to the Fine Arts Board issue. Mr. Mooney stated that he had researched documents on the inception of the F.A.B. which Mr. Witwer had supplied him with. He stated that the F.A.B. is not a creation of the City and according to RRA Resolution 95-77 the authority has the right to dissolve the F.A.B. at their discretion. Mr.

Mooney read from documents which were adopted in 1977 when the F.A.B. was created.

Chairwoman Lauter stated that she had been informed that Mr. Louis Masciotti had taken over as Chairman of the F.A.B. and that he had informed her that there were two new people who were interested in joining the board. She stated that it was her opinion that this entity be given another chance, before dissolving them completely. She stated that the board is interested in having some say regarding art which would be placed down by the river for the new RiverView project.

Mr. Johnson stated that in regards to a project the size of RiverView and the amount of money that is being spent and invested on this project, there is going to be so much architecture features, statues, water features, etc. it would be more art than the F.A.B. could even handle or dream about.

Mr. Coles reminded the board of the disastrous spending habits the F.A.B. had in the past. He stated that he would be remiss if he didn't remind the authority of the restoration contract that the F.A.B. executed without the consent of the Authority. He stated that it was his feeling that by cutting out the F.A.B. the authority would be able to cut out the bureaucracy that developers go through to get a project completed.

Mr. Mooney explained that after reading all of the paperwork on the F.A.B., their duties as a board and by laws, it was clear that the board was set up only as an advisory board to the authority and that over the years, the F.A.B. had gotten carried away with itself and assumed powers that were not given to them by their parent authority. The RRA had never given them approving authority over projects and art commissions.

Mr. Witwer also explained to the authority that he had sat in on the last few meetings the board had advertised back in 2006 and 2007 and as some minutes from the F.A.B. meetings would show, the members where trying to come up with ways to spend money by creating art competitions or finding other art activities that they could help fund. He reminded them of the Riverfest project back in 2006 that the board had promised to pay a local artist to work on a sculpture that the board would be willing to purchase once it was completed. All of these

decisions he reminded, were being made without the consultation of the RRA.

The chairwoman asked if they should put this on the floor for a vote to dissolve the F.A.B. Mr. Mooney stated that he had drawn up resolution 4-2008 which would dissolve the Fine Arts Board. Mr. Coles made the motion to approve the resolution which was seconded by Mr. Johnson. Upon roll call, all members of the Reading Redevelopment Authority were in favor.

At this time in the meeting, Mr. Luckey was excused from the meeting and the conference call was disconnected.

A brief discussion was had regarding the Hairitage House, no motions or decisions were made.

Mr. Mukerji gave a brief update on the RiverView Project. He stated that the developer is still very interested in purchasing Parcel 32 for this project. The developer plans to start Phase 1 of the project in the very near future.

There being no further business to be brought before the board, upon motion made the meeting was adjourned at 6:30 p.m.

The next regular monthly meeting of the Reading Redevelopment Authority will be held on Wednesday, April 16th, 2008 at 5:30 p.m. in the Planning Conference Room, 815 Washington St., Reading, PA.

Respectfully submitted by:

Assistant Secretary

MINUTES OF THE SPECIAL MEETING OF THE READING REDEVELOPMENT AUTHORITY OF THE CITY OF READING HELD ON APRIL 3rd, 2008

The Redevelopment Authority of the City of Reading held a Special meeting in the Planning conference room of City Hall, 815 Washington Street, Reading, Berks County, Pennsylvania, on April 3rd, 2008, at 5:30 p.m.

The following members were present:

Ms. Michele Lauter	Chairwoman	(via telephone)
Mr. Phillip Coles	Vice-Chairman	(via telephone)
Mr. David Johnson	Treasurer	(via telephone)
Mr. Dan Luckey	Member	

Absent: Mr. David Johnson

Adam Mukerji, Executive Director, Dennis Witwer, Assistant Secretary, Andrew Miller, City Planner and Keith Mooney, Esq., Solicitor, were also present.

Noting that four members were available for a quorum at 5:35 p.m., the Chairwoman, Ms. Lauter called the meeting to order.

Mr. Luckey made a motion to enter into an executive meeting so that the board could discuss the possibility of hiring the newly hired Executive Director, a full-time assistant. Mr. Johnson seconded the motion. The board asked if Mr. Witwer would kindly step outside of the meeting as he would be one of the candidates being considered for the position.

After the board adjourned from the executive meeting, Mr. Witwer was asked to return to the meeting. Mr. Mooney explained to him that the board had discussed salary, benefits and other employment issues pertaining to the executive assistant position. He also stated that they reviewed the contract which would be given to the new executive

assistant to sign if they so desired to accept the position. Mr. Mooney advised Mr. Witwer that he would be getting an offer for the position in the following week and he could accept the contract at the regularly scheduled meeting on April 16th, 2008 if he so desired.

Moving on, Mr. Witwer explained that the new RRA offices would need to be equipped with a new fax machine, computer printer and a few other necessities for the office to run smoothly and efficiently. The board made a motion that would allow Mr. Mukerji to purchase the necessary items for his new office.

Mr. Mukerji asked the board for their permission to allow him to open a Payroll account with Wachovia Bank and to transfer money's from the Invest account to cover payroll. The board made a unanimously approved motion for the request. They agreed to move $50,000 from the Invest account into the new Wachovia Payroll account.

The board had a brief discussion regarding the Blighted Review Board Committee. It was reported that the $5mm bond from the City might be falling through for the proposed acquired properties. Mr. Mukerji stated that he did not want the authority to be given any properties unless the authority was also given money to take care of the up keep of each property. He stated that he has already had to deal with the Benner's Court situation and the trash that accumulates on those properties. He does not want to get into more situations like that.

There being no further business to be brought before the board, upon motion made the meeting was adjourned at 6:05 p.m.

The next regular monthly meeting of the Reading Redevelopment Authority will be held on Wednesday, April 16th, 2008 at 5:30 p.m. in the Reading Redevelopment Conference Room, 815 Washington Street, Room 2-53 Reading, PA.

Respectfully submitted by:

Assistant Secretary

MINUTES OF THE MONTHLY MEETING OF THE READING REDEVELOPMENT AUTHORITY OF THE CITY OF READING HELD ON APRIL 16th, 2008

The Redevelopment Authority of the City of Reading held its monthly meeting in the Reading Redevelopment conference room of City Hall, 815 Washington Street, Room 2-53, Reading, Berks County, Pennsylvania, on April 16th, 2008, at 5:30 p.m.

The following members were present:

Ms. Michele Lauter	Chairwoman	
Mr. Phil Coles	Vice-Chairman	(Via telephone)
Mr. David Johnson	Treasurer	
Mr. Dan Luckey	Member	

Absent:

Adam Mukerji, Executive Director, Dennis Witwer, Assistant Secretary, Andrew Miller, City Planner, Keith Mooney, Esq., Solicitor, Vaughn Spencer, City Council President and a representative of the Reading Eagle were also present.

Noting that four members were in attendance for a quorum at 5:30 p.m., the Chairwoman, Ms. Lauter called the meeting to order.

The minutes from the previous month's meetings were not available do to the recent move of the RRA offices. Mr. Witwer advised that the minutes would be available in the next two weeks.

There were no financial reports submitted to the board from the City's finance department, nor was anyone present at the meeting to represent the department. Mr. Mukerji gave an update on a finance meeting that he and Mr. Mooney had with two representatives of the finance department earlier in the week. The Brentwood section 108 loan was once again an issue that was brought up. He gave another explanation as to the 108 loan being a $2.5mm serial bond and how it

matures from year to year. Mr. Mukerji stated that during the meeting Mr. Mooney agreed the point that although the finance department is showing the expenses, the reports do not reflect the assets which are the treasury bills that were purchased.

Mr. Johnson asked if there was still any question that the RRA owes money to the City. Mr. Mukerji stated that the finance manager still insists that the RRA owes around $200,000 to the CDBG accounts, however, CDBG accounts for every last dollar each year through the CAPER, (Consolidated Annual Performance Evaluation Report) and the report shows no money being owed to CDBG from the authority. Mr. Johnson expressed his great concern regarding the Brentwood issue and the City's finance department insufficient account practices. He reminded the board that this has been the major issue in regards to the financial reports since the first meeting he attended as a member of the authority. Chairwoman Lauter agreed stating that this has been an on going issue that the City can not seem to resolve on a financial standpoint.

Mr. Mooney told the authority what he had tried to explain during the finance meeting. He stated that the authority bought treasury bonds to match debt that was owed and defeased and paid for by Brentwood in present day value. The treasury bonds mature, they took the debt that was owed by Brentwood as if that debt had matured and Brentwood had owed everything plus the interest over 20 years. However, the city put it on their books that way, then they countered by saying that the authority didn't have enough in treasury bills to match the amount and the city had to loan the authority a certain amount of money. The problem is and what the city is not accounting for is the treasury bills have a face value and a maturity value and the city is not giving the RRA and credit for the maturity value of a bond that would get cashed in to pay off the debt.

Mr. Mooney stated that it seems that the city's finance department was in a hurry to wipe off this debt from the books totally and they absolutely did not account for it properly.

Mr. Mukerji agreed 100% with Mr. Mooney. He stated that this is a clear accounting problem. The finance department clearly did not account for this correctly and now because they can not explain what

was done nor can they figure out a way to correct the issue, they want to say that the RRA owes them money which is completely erroneous.

The Chairwoman stated that the authority has been having the same problem with the finance department in regards to the handling of RRA accounting for many years. She stated that this problem goes way beyond the current persons in the finance department presently, unfortunately no one is willing to go back and do a complete audit trail of what moneys where moved. She said that this may have to go back more than 5 years. She also mentioned about the income that RRA makes monthly. She asked where the accounting for that money is. Mr. Mukerji agreed. He stated that the authority gets monthly checks from the Parking Authority for parking lot leases, they also get money from the Consolidated Public works building, all of which doesn' t seem to be accounted for.

Mr. Johnson asked if he could review some of the most recent financial reports that were provided in previous meetings as he had not seen a few of them. Mr. Witwer provided him with said copies. After reviewing the reports he made a motion send a letter to the accounting department notifying them that it is the desire of the Redevelopment Authority to take over their own account and to have any money that the City has in accounts that belong to the RRA be transferred to an account which the RRA will establish on their own or into the Invest account with the Commonwealth' s Treasury department.

Mr. Mukerji stated that if the board so desires to take over their own accounting he would support that decision. He reminded the board that he and Mr. Witwer had already established a payroll account with Wachovia Bank and for the time being, all money' s which the City still has of the RRA, can be transferred into that account and in the meantime with the authorities approval and direction, Mr. Witwer could contact Wachovia Bank to create an business expense account. He explained that the payroll account needed to be created because the City had decided that although they are willing to cut checks for the RRA' s bills and expenses, they were not willing to cut checks for their payroll. Herbein & Co. had agreed to do they payroll for the authority.

Moving on to the bills payable, the Chairwoman stated that everything looked to be in order and acceptable. Mr. Johnson made a

motion to approve the bills payable which was seconded by Mr. Coles and all members were in favor.

The Chairwoman asked the board if everyone had received a copy of the agreement between the Redevelopment Authority and the Executive Assistant, which everyone confirmed they had. Mr. Mooney briefly ran down some of the key points in the agreement. The authority asked Mr. Witwer if he would be interested in accepting the agreement. Mr. Witwer signed the contract a motion was made by Mr. Johnson and seconded by Mr. Coles to enter into a contract to hire Mr. Witwer as the Executive Assistance to Mr. Mukerji and the Reading Redevelopment Authority as a whole. The agreement would take effect on May 1st, 2008.

Mr. Luckey moved to the next item on the agenda which was in regards to office equipment such as a fax machine, printers and etc. He stated that any office equipment that needed to be purchase should be done so as the Executive Director saw fit. There was no need for a formal motion.

Mr. Mukerji stated that the board had agreed at a previous meeting that when checks are cut from the authority, all checks must have duel signature. He asked the board if there could be a limit set as to how much a check could be made out for with is signature only. Since most checks that will be cut will be for bills payable, he did not feel that it was necessary for there to be duel signatures. The authority agreed that any checks for general operations, excluding the Executive Director' s paycheck as another board member should sign his paycheck, that are under $5,000 could be signed by Mr. Mukerji.

At this time, Mr. Coles exited the teleconference.

Mr. Johnson asked if the motion that he made regarding sending a letter to the finance department could be acted on. The authority had a brief discussion regarding the incoming checks which get deposited through the accounting department. The authority agreed to move forward with doing their own accounting as of May 1st, 2008.

Mr. Mukerji advised the board that they have closed on the Buttonwood Gateway Section 108 Loan for SunRich Fresh Fruits and Hydrojet. He gave them a synapse of the SunRich Company, the facility and the job creation. He also discussed a BEDI Grant which was used

for the "Buttonwood Gateway" project. He also gave very brief updates on the Hotel project, the IMAX Theatre project, 1000 block of Penn Street condo project and the erstwhile Market house property. He asked Mr. Mooney if there was an update on the Benner's Court issue. Mr. Mooney stated that the Reading School District did not convey any of the properties.

Mr. Mukerji told the authority that he met with the Giannasca Corp. regarding the RiverView project which is happening down on the river front. He stated that the meeting was very productive. Once this project gets underway the authority will become extremely active with the development is several ways.

Mr. Miller stated that he is very optimistic about the project and everything keeps moving forward nicely. He stated that there is only one issue with zoning. He went into more detail regarding this issue.

There being no further business to be brought before the board, upon motion made the meeting was adjourned at 6:30 p.m.

The next regular monthly meeting of the Reading Redevelopment Authority will be held on Wednesday, May 21th, 2008 at 5:30 p.m. in the Reading Redevelopment Authority Conference Room, 815 Washington Street, Room 2-53, Reading, PA.

Respectfully submitted by:

Assistant Secretary

MINUTES OF THE MONTHLY MEETING OF THE READING REDEVELOPMENT AUTHORITY OF THE CITY OF READING HELD ON May 21st, 2008

The Redevelopment Authority of the City of Reading held its monthly meeting in the Redevelopment Office, Suite 2-53, 815 Washington Street, Reading, Berks County, Pennsylvania, on March 19th, 2008, at 5:30 p.m.

The following members were present:

Ms. Michele Lauter	Chairwoman	
Mr. Phil Coles	Vice-Chairman	(via Telephone)
Mr. David Johnson	Treasurer	(via Telephone)
Mr. Dan Luckey	Member	

Absent: none

Adam Mukerji, Executive Director, Dennis Witwer, Assistant Secretary, Andrew Miller, City Planner, Vaughn Spencer, City Council President, Keith Mooney, Esq., Solicitor, Representative of the Reading Eagle, Ed Giannasca, II, Jim Berg, and Bill McShane were also present.

Noting that four members were in attendance for a quorum at 5:30 p.m., the Chairwoman, Ms. Lauter called the meeting to order.

The minutes from the April, 2008 meetings were reviewed and approved.

Starting with the finances of the authority, Mr. Mukerji advised all that he and Mr. Witwer had established two new account with Wachovia Bank as directed by the authority. He told the board that they are now depositing their own checks, writing out their own bills and maintaining their own accounts. No longer is any RRA money being placed into the City accounts. He also mentioned that he had received a check in the amount of $3,000.00 in administration fees for the

Alvernia RACP Grant the he had written for Alvernia, which was deposited into the expense account.

Mr. Lucky asked as to where the salaries were coming out of. Mr. Mukerji stated that there is a separate "Payroll Account" that all salaries will be coming from. The money that the City has agreed to pay the authority quarterly will be placed into this account.

Mr. Witwer told the board that when he receives checks from i.e. the Reading Parking Authority he takes them directly to the bank to deposit them and receives a deposit receipt which is kept on file.

Mr. Lucky made a motion to approve the bills payable and Mr. Coles seconded the motion. All were in favor.

A motion was made and seconded to adjourn the regular meeting and enter into an executive meeting to discuss employee matters. The subject of the Executive Director's salary was discussed. It was noted that the salary of the Executive Director was incorrect in the Employment Agreement. The amount discussed was $2,000 annually more than what was printed in the agreement. Mr. Mukerji asked that the authority correct the contract to reflect the amount previously agree too.

Mr. Lucky stated that the agreement should be correct and ratified to show the correct amount. The Chairwoman agreed, stating that she was aware of the misprint and felt that this should be changed and if need be, initialed showing authority approval. It was decided that the amount on the Employee Agreement be corrected to reflect the correct annual salary.

With nothing else to be discussed in the executive session, Mr. Lucky made a motion to adjourn the session and enter back into the regular scheduled meeting. Mr. Coles seconded the motion and all were in favor.

Mr. Mooney introduced a resolution #5-2008, which allows the Chairwoman to "execute a declaration of covenants and restrictions on a certain portion of the former American Chain and Cable Co. property owned by the RRA". Mr. Mooney asked for a motion to move the

resolution. Mr. Lucky made the motion which was then seconded by Mr. Coles. All members were in favor.

The Chairwoman asked that the "Hairitage House" matter that was on the agenda be tabled until the next meeting. There were no objections to such request.

Mr. Mukerji introduced the members of the Giannasca firm. The Giannasca Group gave the authority a very insightful presentation on the RiverView Project which they are the contractors. Mr. Ed Giannasca gave the presentation; explaining all of the many attractions that will be apart of the project. He showed different concept draws of the over area and explained how some of the hold hardware buildings down by Canal Street will be redeveloped for retail, commercial and residential uses. He also mentioned some of the great recreational aspects of the project.

Mr. Giannasca gave a history of his family's company which includes the work they have done in the past with the Inner Harbor in Baltimore, Maryland. He told the authority that now that they are starting this new project in Reading, they have moved into a new office down on Canal Street and have been working out of the facility for quite a long time now.

The subject of parking and parking garages were discussed. He explained that most of the parking will be self contained in the building which will be constructed. He gave a run down of how Parcel-32 will be used in this project. He stated that most of the new buildings that will be built will be between 12 to 16 stories high, many of which will have loft like apartments and condos. He showed some photographs of what the interiors of the residential units could look like. He also mentioned that the buildings will be "green" eco friendly buildings. For the new buildings, his company has contracted with Glenn Gary Brick Company, which is based in Berks County, to replicate the color and style of the brick which was used to build the old existing buildings. This will allow all of the buildings to blend nicely together and have a cohesive look.

The question of a traffic study was brought up and it was discussed that there is a traffic study that is already in the works and it is hoped that this project will be added to the traffic study.

With some of the future traffic changes that are expected to happen, there is an idea to change the name of "Canal Street" to "River View Drive".

After the presentation, the board expressed the great support for this project. Mr. Mukerji stated that this is a project that has been in the works for well over 2 years, when he first met with the Giannasca firm.

Mr. Mooney told the authority that the Giannasca Group has asked that Mr. Mukerji be allowed to work intimately with their team on certain aspects of the project and they are asking that a confidentiality agreement be executed so that the information that is passed to Mr. Mukerji and the Authority does not get leaked out to the general public, until such time they are reading to make it public. Mr. Mooney asked if there was a motion to approve the confidentiality agreement between Giannasca Group and The Reading Redevelopment Authority, Mr. Lucky made the motion which was seconded by Mr. Johnson. All members were in favor.

There being no further business to be brought before the board, upon motion made the meeting was adjourned at 6:52 p.m.

The next regular monthly meeting of the Reading Redevelopment Authority will be held on Wednesday, June 18th, 2008 at 5:30 p.m. in the Reading Redevelopment Authority conference Room, 815 Washington St., Reading, PA.

Respectfully submitted by:

Assistant Secretary

MINUTES OF THE MONTHLY MEETING OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF READING HELD ON JUNE 18th, 2008

The Redevelopment Authority of the City of Reading held its monthly meeting in the Redevelopment Office, Suite 2-53, 815 Washington Street, Reading, Berks County, Pennsylvania, on June 18th, 2008, at 5:35 p.m.

The following members were present:

Ms. Michele Lauter	Chairwoman
Mr. Phil Coles	Vice-Chairman
Mr. David Johnson	Treasurer
Mr. Dan Luckey	Member

Absent: none

Adam Mukerji, Executive Director, Dennis Witwer, Assistant Secretary, Vaughn Spencer, City Council President, Keith Mooney, Esq., Solicitor, and a Representative of the Reading Eagle, were also present.

Noting that all four members were in attendance for a quorum at 5:35 p.m., the Chairwoman, Ms. Lauter called the meeting to order.

The minutes from the May, 2008 meeting was reviewed and approved.

Moving on to the finances, the Chairwoman asked to review the bills payable form. After the review, the board discussed receiving a monthly balance sheet for the business expense account. They also asked Mr. Mukerji to provide them with a budget so that they would have a better handle of what money's would be spent in a year.

Mr. Mukerji asked Mr. Mooney if in the future his legal invoice show the time spent on each project. Mr. Mooney stated that he would have his billing department show that on the future invoices. Mr.

Mukerji explained that a break down will help him when he starts billing contractors for the Authorities legal expenses on particular projects, i.e. the Giannasca Group and the RiverView Project.

It was discussed what the Authority would like to do with the moneys that is still held in the City's "41" accounts. The board stated that they would like to have the City give them an actual amount that they claim to still have in their "41" accounts.

Mr. Johnson made a motion to approve the bills payable with a second from Mr. Coles, all members were in favor.

Mr. Mukerji asked Mr. Witwer if he could distribute the photographs that he had taken during his tour of the "Hairitage" House with the Chairwoman a few weeks prior to the meeting. Mr. Mukerji explained the condition of the property. He told the board that the City building inspector, Mr. Steven Franco, also toured the property and drafted a letter with his opinion of the structure. In short, the structure had been deemed unsound due to an explosion to an adjacent property many years ago and do to poor upkeep the property's integrity has declined greatly and would need quite a bit of repairs to bring it up to code. The cost of the repairs would be quite high.

Chairwoman Lauter and Mr. Witwer gave their account of what they had seen at the property and also their discussion with the property own Ms. Joyce Rushing-Reed. Ms. Rushing-Reed would really like to restore property but simply can not afford to do so and was hoping to make some sort of an arrangement with the Authority so that the property would not be razed.

Mr. Mooney stated that it is his opinion that a letter on behalf of the Authority be sent to Ms. Rushing-Reed, explaining to her that at this time the Authority has evaluated her property and at this time does not have the desire to obtain ownership of the property. The Authority agreed that this would be the best decision.

Moving on to new business, Mr. Mukerji addressed the Giannasca Master Developer Agreement. He again gave a brief project overview and mentioned some of the articles that have recently been featured in the Reading Eagle newspaper. The board viewed a map of the overall project. Mr. Mukerji pointed out Parcel 32 and the development that

would take place on the sight which is known as phase I. He stated that the total cost of the completed project is estimated to be around $2.8 billion.

Mr. Mukerji explained that the Giannasca Group is looking for a tripartite agreement which would involve the Reading Redevelopment Authority, the Reading Parking Authority and City Council to be agreed upon by all involved. This agreement would allow the development of this project to move faster.

Mr. Mooney explained the legal aspects of the agreement. He pointed out a few key points which would directly affect the Authority. He stated that in the agreement it states that the Group will reimburse the Authority and it's solicitors for their time spent working on the project. The only liability the Authority could face is if they default on the agreement by not using their best efforts to help develop the project. He mentioned that if a TIF district is created, the Authority would be the bond holder.

Mr. Mukerji stated that there are a few large businesses down by the river such as Penske, UGI and Berks Products, all of which may need to be relocated. He made it very clear that all parties involved want to be sure that these companies stay with in City limits and alternative locations are being looked into.

Mr. Johnson stated that this is the exact project that could put the City of Reading on the map. He fully approves of this project. All other board members agreed thoroughly.

Mr. Mooney stated that the tripartite agreement has been in the works for about three weeks prior to the meeting with e-mails and discussions back and forth to cut down any liabilities that the Authorities and the City would have. He asked the board to authorize this pending Mr. Mukerji's and his own review, but not to authorize signing of the agreement at the current meeting. The Authority will not be asked to sign the agreement until the City Council has agreed to the terms first. The City first has to hire an attorney to review the agreement.

The Chairwoman asked if there was a motion to approve resolution 6-2008 authorizing the Executive Director of the RRA to execute a

master developer designation agreement with Giannasca Development Group. Mr. Luckey moved the motion and Mr. Johnson seconded it. All members were in favor.

Moving on, the authority was advised of the 3rd and Spruce garage which is rented by the County of Berks. Mr. Witwer had done research and presented the authority with the contract that was signed back in 1999. He stated that they County pays and annual lease payment of $2,400.00 and has been doing so yearly since the execution of the lease. He advised the board that now that the board is revamping itself, it would be in the best interest to raise the annual payment to $6,000.00. He noted that this was more than fair considering the board had not increased the rent since 1999. He and Mr. Mukerji both looked over the paper work and the history of the lease and both felt this would be appropriate.

Mr. Mooney stated that if the board decides to increase the rent, a simple letter should be written to the County giving them notice of the rental increase. He advised that the letter should be sent out no less then 60 days before the increase would take affect. Mr. Witwer stated that he could write a letter right away and send it out letting the County know that as of January 2009 the lease increase would take affect.

Mr. Coles made a motion to increase the lease payment from $2,400.00 to $6,000.00 per annum as of January 2009. Mr. Johnson seconded the motion and all members were in favor.

The next issue at hand was the matter of 431 and 548 Tulpehocken Streets, located in the Buttonwood Gateway area. Mr. Mukerji stated that 431 Tulpehocken Street was already on the "Free and Clear" sale and that he had spoken to Mr. Ken Pick of the Community Development office for the County of Berks and he has agreed to purchase the property. He stated that 548 is a vacant lot and the owner of the lot wishes to sell the parcel. Mr. Witwer advised the board that the owner, Ms. Lydia Rodriguez, had been into his office and asked what her options where as to ridding herself of the land. He told the board that it was unclear whether she wanted to see the property or to donate it. He mentioned that he had attempted to contact her for clarification; however the phone number given was not active.

Moving further to other business, Mr. Mukerji handed out some documents regarding the Walker Parking Study. He gave a brief update.

After reading the contract closely, Mr. Luckey pointed out few items that he was not comfortable with. He noted that it was of his opinion that all parties who were to be paying for this study should execute the agreement and that both the Parking and Redevelopment Authority should be given a presentation of the study, not just City Council. All members agreed with this opinion. Mr. Mukerji stated that he would bring this up to all parties involved.

Mr. Mukerji gave a quick update on the sale of the property in the 1000 block of Penn Street which was owned by St. Joseph's Hospital. He reminded the board that they had agreed to pay $50,000 of the total sales price. He advised that he transferred funds from the Invest accounts into the business expense account for the payment.

Mr. Johnson passed out some information regarding the Blighted Property Review committee. Mr. Mukerji gave a brief update on this and a trip that was taken to Allentown, PA. He stated that the committee sat in on a Redevelopment Authority meeting in Allentown to see how they handle their own Blighted Property Review committee. He told the board that the biggest problem facing the RRA is that they do not have the staff or the financial resources to take on any properties. The money that the City had stated would be given to the BPRC is no longer on the table to be given.

Mr. Johnson stated that the BPRC is looking into ways of obtaining other money's through grants and other sources. He asked that if there was money, could the Reading Housing Authority be hired to maintain the properties. Mr. Luckey and Mr. Mukerji both agreed that yes they could be hired.

Moving on from the topic and hand, Mr. Mukerji asked that the board adjourn the regular meeting and enter into an executive session. Mr. Coles made a motion to adjourn the meeting and Mr. Luckey seconded the motion. All members were in favor.

Opening the executive session, Mr. Mukerji updated the board on employment salary and benefit issues. He asked that he be given the authority to research a pension plan and insurance plans. The board

agreed. Once he does the research, he' ll come back to the authority and let them know what plans he has found to see if they are interested in any of them.

There being no further business to be brought before the board, upon motion made the meeting was adjourned at 7:11 p.m.

The next regular monthly meeting of the Reading Redevelopment Authority will be held on Wednesday, July 16th, 2008 at 5:30 p.m. in the Reading Redevelopment Authority conference Room, 815 Washington St., Reading, PA.

Respectfully submitted by:

Executive Assistant

MINUTES OF THE MONTHLY MEETING OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF READING HELD ON 16th JULY 2008

The Redevelopment Authority of the City of Reading held its monthly meeting in the Redevelopment Office, Suite 2-53, 815 Washington Street, Reading, Berks County, Pennsylvania, on 16th July 2008, at 5:25 p.m.

The following members were present:

Ms. Michele Lauter	Chairwoman	
Mr. Phil Coles	Vice-Chairman	(via phone)
Mr. Dan Luckey	Member	

Absent: Mr. David Johnson

Adam Mukerji, Executive Director, Dennis Witwer, Assistant Secretary, Vaughn Spencer, City Council President, Keith Mooney, Esq., Solicitor, Barbara Wagner and Cynthia Oswald of Shuman Development Group were also present.

Noting that three members were in attendance for a quorum at 5:25 p.m., the Chairwoman, Ms. Lauter called the meeting to order.

Upon request, the chairwoman allowed the agenda to be modified so that the representatives of Shuman development could state their case. Mr. Mukerji explained that at the end of June he had received a letter from Shuman Development Group inquiring about the erstwhile Market House property, which was the reason for their presents at the meeting. He stated that they are interested in purchasing the property as they have a client who would like to build a commercial laundry matt. He asked the board if they would be interested in selling the property to the development group. He noted that, as always, before the property could be sold the board would need to obtain two appraisals of the property for a fare market value.

Mr. Luckey stated that to his knowledge the property had only been conveyed to the Authority just weeks before the meeting and they as a board have not discussed any possibilities for the property. Mr. Mukerji agreed, stating that he had told Ms. Barbara Wagner that he would bring this proposal to the authority's attention for any consideration.

Mr. Coles asked if there were any other offers or ideas for this property. He stated that before any sale could take place all options must be properly weighed out.

Mr. Mukerji again agreed and stated that since this property had only just been conveyed to the authority; there have been no offers yet. He mentioned that the authority has had no time to even contemplate what possibilities this piece of land may have. He mentioned that the only discussion regarding this property to his knowledge was the possibility of using the land as temporary parking if the RiverView Project were to take off and get underway, which the Mayor had suggested.

Mrs. Wagner stated that the main reason why they were before the authority was because Mr. Alan Shuman has a client who is looking for a piece of land to build upon. The client is not interested in purchasing an existing building. She stated that the Mayor had already been contacted regarding this proposal and he seemed to be agreeable to selling this property for this particular project.

Mr. Mukerji stated that before the authority can make any decision regarding this parcel, they will have to first do their due diligence and to decide what they feel to be the highest and best use for this property. They could not in good conscience agree to anything with anyone at this time, until appraisals are made and discussions are had.

The chairwoman suggested that the representatives of Shuman Development Group should contact their client and inform him that they have been before the authority and explained the intentions for the parcel and that the authority will first have appraisals made and then continue to talk about what they feel would be the best use for the parcel; at which time the authority would contact Shuman Development

Group and either let them know their decision or ask them to return to give a full presentation of the proposed laundry complex.

Mrs. Wagner asked when they could expect to hear back from the authority. Mr. Witwer stated that the next meeting would be held on 20th August 2008. Mr. Mukerji stated that they should give it more time than the next meeting as other options must be weighed.

The representatives of Shuman Development Group excused themselves from the meeting at this time.

Mr. Luckey stated that he is not adverse to selling the property, but he would first like to know what City Council has in mind for this property. Is Council interested in this becoming residential, or perhaps some other sort of business that would better suit the neighborhood, these are questions that most be brought up before any decision can be made.

Mr. Mooney suggested that the authority authorize Mr. Mukerji to seek two firms to appraise the properties, not for the sole purpose of this particular project, but for any future project that might also be presented to the authority. This will give them the benefit of knowing in advance what the property is worth. This will expedite any project in the future by having this one step already completed.

Mr. Luckey made a motion authorizing Mr. Mukerji to obtain two appraisals from two separate appraisal companies for both parcels located on opposite corners of 6th and Bingaman Streets. Mr. Coles seconded the motion and all members were in favor.

Moving back to the agenda, the board members approved the bills payable. Mr. Witwer had handed out a new financial report which gave a better break down of what bills are being paid and how much money is spent and brought in on a monthly basis. Mr. Witwer stated that he had used the parliamentary financial report example which he researched. The Chairwoman commended Mr. Witwer on the excellent report, stating that it was the first report in years that had made any sense in regards to their finances.

While still on the topic of accounting, Mr. Mukerji stated that the City Finance department has asked that the authority hire an

outside accounting firm to do an audit on the finances which the authority still has with the City. He asked the authority to allow him to hire an outside accounting firm to do their yearly audits. Mr. Coles stated that of course this was the best idea. Mr. Mukerji stated that he would like to "shop around" for an accountant first before going ahead and hiring Herbein and Co. which is the accountant that the City uses. Mr. Witwer stated that a forensic audit should also be completed on the City's account of "fund 41" which is where all of the authority's money was kept when the City handled their books. The City still holds money in this account and will need to close this fund and transfer any money back to the authority. The authority agreed and a motion was made and unanimously agreed upon.

Mr. Mukerji presented a resolution (7-2008) to the authority regarding Grant writing and the fee's which the authority should charge for such services. He read from the resolution, "The fee for a grant in which the authority has a "pass through" roll with only minor duties shall be one percent of the grant amount with a minimum fee of $5,000 and a maximum fee of $20,000. The fee for a grant in which the Authority has a role with responsibilities including, but not limited to application preparation, monitoring of expenditures, issuance of checks, completing and submitting reports, etc. shall be three percent of the grant amount with a minimum of $5,000; and Payment or reimbursement for any legal, accounting, or other professional services of the Authority shall be negotiated separately for each grant.

Mr. Coles made the motion to approve the resolution and Mr. Luckey seconded it. All members were in favor.

Mr. Mooney presented a memorandum of lease for the 2nd and Washington St. parking garage. He explained the logistics of the memorandum and recommended that the Chairwoman be authorized to sign the aforesaid. Mr. Coles made the motion which was seconded by Mr. Luckey. All were in favor.

Mr. Mooney also submitted a resolution (8-2008) to authorize Mr. Mukerji to execute a non-disturbance and attornment agreement between the RRA, the Reading Parking Authority, Our City Reading and the GoggleWorks Shops, LLC. The motion to approve the resolution was made a moved with all in favor.

The Authority had a brief discussion regarding the old Fine Arts Board policies as the City of Reading is in discussions with "persons of interest" who would be interested in starting their own Arts Task Force. At this point the authority did not feel that this was of any concern to them as they had dissolved their Fine Arts Board and that if the City wished to create their own arts commission they were free to do so, but they did not wish to have anything to do with the task force.

Mr. Mukerji moved on to the Walker Parking Study and advised them that he had gotten the price of the study down from $100,000, to $86,000. The authority agreed to pay half of $80,000. The Parking Authority will have to pay for the additional $6,000.

Mr. Luckey had asked why the RRA had not been given any presentation on what this study would entail. He stated that if the RRA and the PRA are the two entities that are paying for the study, then they are the only parties that should be given the details. Mr. Mukerji stated that the Mayor had invited the Great Berks Development Fund and a few other entities to meetings regarding this study, however these groups aren't paying anything for the study, however they're giving their input. Mr. Luckey stated that he was displeased with this and wants to have a presentation brought before the authority.

Moving on to the 6th and Penn Court Yard, Mr. Mukerji advised the authority that a few weeks previous to the meeting there was an incident in the court yard where one of the manhole covers blow off and raw sewage was pouring out into the court yard. He reminded the authority that this is their property and that through the agreement with the City, the Public Works Department is to be maintaining RRA property. This seems to be an ongoing occurrence with properties owned by the RRA, but not being properly maintained. The authority asked Mr. Mukerji to send a letter to the Public Works Department telling them to take care of the situation and clean up the court yard.

The minutes from the June, 2008 meeting was now reviewed and approved.

The authority had a very brief discussion regarding the RiverView project and the conflict of interest that they see with Stevens and Lee's firm working on the project and being the possible bond council.

Mr. Mooney presented a list of law firms that are extremely experienced with TIF's and new market tax credits. It was of the authority's belief that the City is trying to funnel all work on this project through Stevens and Lee which would be a major conflict of interest. A recent article in a Lancaster Newspaper was mentioned, because this very subject was the topic of the article and Stevens and Lee and their subsidiaries were involved in ever aspect of a specific multi million dollar project.

Council President Vaughn Spencer stated that he had mentioned in a meeting that perhaps the RRA could be the bond council; however this was rebutted and he was told that this would be the conflict of interest.

There being no further business to be brought before the board, upon motion made the meeting was adjourned at 6:35 p.m.

The next regular monthly meeting of the Reading Redevelopment Authority will be held on Wednesday, 20th August 2008 at 5:30 p.m. in the Reading Redevelopment Authority conference Room, 815 Washington St., Reading, PA.

Respectfully submitted by: Dennis Stevens Jr.

Executive Assistant

MINUTES OF THE MONTHLY MEETING OF THE READING REDEVELOPMENT AUTHORITY OF THE CITY OF READING HELD ON 20th AUGUST 2008

The Redevelopment Authority of the City of Reading held its monthly meeting in the Redevelopment Conference room of City Hall, 815 Washington Street, Reading, Berks County, Pennsylvania, on 20th August 2008.

The following members were present:

Ms. Michele Lauter	Chairwoman
Mr. David Johnson	Treasurer (via teleconference)
Mr. Phil Coles	Vice Chairman
Mr. Dan Luckey	Member

Absent:

Adam Mukerji, Executive Director, Dennis Witwer, Assistant Secretary, Vaughn Spencer, City Council President, Andrew Miller, City Planner and Keith Mooney, Esq. were also present.

Noting that four members were in attendance for a quorum at 5:38 p.m., the Chairwoman, Ms. Lauter called the meeting to order.

The minutes from the July meeting were reviewed and approved.

Ms. Lauter opened the meeting with the Finance reports and bills payable. The board reviewed and discussed the bills payable. Mr. Mukerji stated that he was holding back a check for a bill from Barely, Snyder as the majority of the bill was for the solicitor' s review of the Giannasca contract. He stated that it was his understanding that Giannasca would be reimbursing the authority for all their legal fees regarding their project.

Mr. Luckey stated that there was no signed documentation to this agreement and advised that the legal bill be paid in full and Mr.

Mukerji have the Giannasca group commit in writing to the effect of paying for the RRA's legal fees regarding the RiverView project.

Straying from the legal fee issue, the authority discussed the proposed agreements with the Giannasca Group. Due to current civil legal issues which some of the investors have been facing, the City of Reading had decided that they would not sign an exclusive Developer's Agreement with the Giannasca Group, therefore making it senseless for the Parking Authority and the RRA to sign the agreement. It was however suggested by Mr. Mukerji that they enter into a Co-operation agreement as the authority would normally with any developer. This would allow the development of Parcel 32, which the authority is already in agreement with the developer to purchase. He also stated that there is a draft of a Planned Residential Development (PRD) agreement that is being worked on. He stated that Mr. Andrew Miller, the Senior Planner for the City of Reading had been working on. He asked Mr. Miller if there was any progress.

Mr. Miller stated that the PRD had not yet been agreed upon by the Planning Commission, however by withdrawing the Developers agreement, the PRD would be more easily agreed upon. He is still very supported of this project and wants all parties to move forward with negotiations to make the project happen, with some tighter binding agreements, such as the PRD or Co-operation agreement.

Mr. Mukerji stated that he agreed as well. He wants to do everything possible to move this project along and support the project. As long as the PRD is approved by City Council, everything should move smoothly.

Council President Vaughn Spencer stated that the City will not be moving forward with a TIF and explained that the City is not going through with the agreement because the attorney feels that the Mater Development should be RFP'd and opened up to outside bidders, which could become problematic for the City. He also stated that there were some other things that Giannasca had proposed that the City is in agreement with, but to agree to a Master Development was not likely. Mr. Johnson asked if by not signing a master development agreement, would the project be slowed down. President Spencer stated that putting out an RFP would slow down the project.

Mr. Mooney stated that they only reason to put out an RFP is if the City controlled the land the RRA did not control the land, which is not the case for Parcel 32, which the authority has complete control over.

A motion was made by Mr. Johnson to authorize Mr. Mukerji to execute a cooperation agreement with the Giannasca Group which was seconded by Mr. Coles. All members were in favor.

Mr. Luckey made a motion to approve the bills payable which was seconded by Mr. Coles. All members were in favor.

Mr. Luckey, after reviewing the financial statement asked for a clarification of the $150,000.00 payment to the authority from Cabot. Mr. Mooney explained what the payment was in regards to. He gave a history of the Buttonwood Gateway agreement and the slag pile which is located on the site. Mr. Mooney highly recommended that the money be placed into an interest baring account until the board decides where the money needs to go in the future.

Mr. Mukerji stated that when the board entered in to the tripartite agreement, Cabot stated that they would give the RRA the money to pay for inspections of the slag slopes which must occur every five years.

The authority discussed what type of financial accounts they would be most interested in placing the money. They asked Mr. Mukerji to place the moneys in an account which would produce the most interest. The board made a motion for Mr. Mukerji transfer the $150,000.00 into an interest baring account with an institution which would produce the highest percent of interest. All were in favor.

Moving on to unfinished business, Mr. Mukerji addressed the Mayor's proposed new Arts Council which had recently been in the Reading Eagle newspaper. There was discussion regarding the old Fine Arts Board versus the new proposed Arts Task Force. It was mentioned that the exact same people who were on the FAB are on this task force. The board members stated that they have no desire to have anything to do with this task force. The Chairwoman stated that she wants to stay out of the art business.

Mr. Coles expressed his concerns regarding both the FAB and the task force. He stated that he would like to know what is driving this push for an arts task force when the City should be focusing on bigger problems. The .5% tax/fee that the Mayor is proposing on developments could be going to save the jobs of police officers, or hire new officers to strength the police force.

The Chairwoman stated that before anything can be accomplished, the Mayor has to have City Council's approve to add a percentage to building permits for art, which Mr. Spencer confirmed.

It was stated that the Mayor and the task force is interested in the money which the RRA has set aside for Fine Arts. The members stated that they haven't any idea what money had been set aside as they hadn't gotten any financial statements from the City's Finance office in years, even though the finance department met with them on several occasions and produced financial statements.

Mr. Witwer stated that the Mayor's office had contacted him earlier in the week regarding coming before the board and discuss the task force and its mission. He stated that he was asked to place this on the September agenda, however he stated that the September meeting is already pretty full do to the Parking Authority having a joint meeting with the RRA to go over the Walker Parking study. I suggested perhaps holding a special meeting with the task force, however the board turned down that idea.

The board discussed the idea of meeting with the task force but felt that meeting with them in a month was premature as they are only an advisory board.

Mr. Johnson suggested that before anything is done regarding a task force as far as the RRA is concerned, they need to know exactly how much money had been put aside over the years for the FAB. He feels that an audit must be done of all the RRA monies that are still held in City accounts and transferred to their own accounts which have already been established.

Mr. Mooney stated that once the board has an accurate account of the total which had been put aside for FAB and the board decides to give that money back to the city, he would have no problem drawing up

an agreement/contract which would remove any responsibility from the RRA and would also clearly state the money most be used for public art only.

Mr. Coles stated that he understood where Mr. Mooney was coming from, however he voiced concerned that even though there would be an agreement, the money would still be wasted and not used in the best interest of the City of Reading as a whole.

Mr. Mooney acknowledge both Mr. Coles and Mr. Johnson' s concerns and stated that this money can legally only be used for public art whether it is spent by the RRA or by the City and its arts task force.

Mr. Miller brought up a point about what about the current art work which is still in need of repairs. Is the arts task force going to be addressing those pieces and taking care of them? The FAB had unsuccessfully tried to have a few pieces restored which ended up in a fiasco which was one of the driving forces which lead the board to dissolve the FAB in the first place. "The Ruins" down by the riverfront near RACC was used as an example.

The Chairwoman agreed with Mr. Miller and stated that she felt as though once the board had an audit done of the accounts and got a hard number as to what monies were available, a portion of that money must be put aside for the sole purpose of restoration. Mr. Coles agreed.

Mr. Mooney advised that if they handed over the money to the City and its task force that could be a stipulation in the agreement and once the agreement is signed, the RRA would finally be out of the art business. Mr. Miller agreed, stating that this will be a way to relieve the board of the burden of the existing art and its upkeep.

At this point of the meeting Mr. Johnson excused himself and advised that he would be present for the September meeting.

Mr. Witwer asked the Chairwoman when she would like to set up a meeting with the arts task force. She stated that she did not want to have them at the September meeting; she did not want to set up a special meeting in September and that if they ask to meet with the RRA, to put them on the agenda for October.

The Chairwoman moved on to the parking study update and asked Mr. Mukerji if there was anything new to report. Mr. Mukerji gave a brief update on the matter. He advised the board that representatives from Walker Parking will be at the joint meeting of the Parking Authority and the RRA in September. Mr. Miller also gave an update on the subject.

Mr. Mukerji opened the subject of hiring an outside auditor to audit the RRA accounts held by the City. He mentioned that the finance department as requested a letter from the board advising them that the board is actively looking for an auditing company and that the finance manager is no longer responsible for the accounting of the RRA's financing and their new accounts. He asked if the board would authorize him to draft such letter. The board agreed.

Mr. Mukerji asked Mr. Mooney and Mr. Luckey for a few recommendations as to which accounting firms he should contact. A few names had been mentioned. Other accounting issues were discussed.

Mr. Witwer advised the board that the appraisals for the erstwhile Market House parcels had been requested by DeGrosa Appraisal Co. and Associated Realty and Appraisals and that he should be receiving them in the next few days.

Mr. Mukerji mentioned the piece of property in the 1000 block of Penn Street which the board paid for which was owned by the St. Joseph's Hospital had still not yet been deeded or conveyed to the authority.

Mr. Mukerji asked if before the board adjourned if he could mention one other topic. He stated that down on S. 3rd Street there is a building where the old Garden State Tanning Company used to work out of and is now owned by a company called Tripoint. He stated that they are planning to sell some of the land to a company that will be building an adult daycare on the site. Also he stated that Tripoint themselves plan to build a five story, market rate condo. Not only will there be 60 units in the building, but there will also be street level retail spaces available.

Moving on to the final topic of the evening, the board discussed the Blighted Review Committee. Mr. Miller stated that they are still

in need of financing. Mr. Mukerji told the board that the Committee has review the Allentown and Lancaster plans. It is his understanding that the Committee is interested in following the Lancaster plan.

Mr. Spencer stated that the committee has started to ID some areas and problem properties. Mr. Mukerji again reiterated that the RRA is not interested in any properties unless there is financing for them to maintain the properties. He stated that he is all for working and assisting the committee, but the board cannot take over properties that they can not take care of, otherwise they will end up with another Benner's Court.

There being no further business to be brought before the board, upon motion made the meeting was adjourned at 6:58 p.m.

The next regular monthly meeting of the Reading Redevelopment Authority will be held on Wednesday, 17 September 2008 at 5:30 p.m. in the Planning Conference Room, 815 Washington St., Reading, PA.

Respectfully submitted by: Dennis V. Vitucci Jr.

Assistant Secretary

MINUTES OF THE MONTHLY MEETING OF THE READING REDEVELOPMENT AUTHORITY OF THE CITY OF READING HELD ON 17th SEPTEMBER 2008

The Redevelopment Authority of the City of Reading held its monthly meeting in the Redevelopment Conference room of City Hall, 815 Washington Street, Reading, Berks County, Pennsylvania, on 17th September 2008.

The following members were present:

Ms. Michele Lauter	Chairwoman
Mr. David Johnson	Treasurer
Mr. Dan Luckey	Member

Absent: Mr. Phil Coles

Adam Mukerji, Executive Director, Dennis Witwer, Assistant Secretary, Vaughn Spencer, City Council President, Andrew Miller, City Planner and Keith Mooney, Esq. were also present.

Noting that three members were in attendance for a quorum at 5:30 p.m., the Chairwoman, Ms. Lauter called the meeting to order.

Before starting the regular RRA meeting, the Redevelopment Authority entered into a joint session with the Reading Parking Authority in the Penn Room of City Hall to take part in a presentation given by Mr. John Dorsett of Walker Parking Consultants. The members of the parking authority were all in attendance, including Mr. Larry Lee, Mr. Jim Lillis and Mr. Settley.

Mr. Mukerji gave a brief introduction of the boards and handed over the meeting to Mr. Dorsett. Mr. Dorsett gave a history of his company, which is the worlds largest parking study company.

Moving on Mr. Dorsett gave his power point presentation. He explained the scope of work for Phase I of the parking study. He broke

down Phase I into four tasks. The first task was "Current and Future Parking Adequacy", task two was "Parking Supply and Demand Reduction Alternatives", task three "Financial Planning and Review of Organizational Structure", and task four was Parking Policies.

During the presentation several questions were asked and answered. Mr. Dorsett pointed out that in many of the parking garages the top two levels of parking go unused. He stated that there really isn't a shortage of parking, but there is a lack of proper signage directing travelers to the proper places to park.

He explained that the study covered the downtown areas from 2nd Street, North to Walnut, up to 11th Street and South to Chestnut Streets. This study was broken up into five different zones and was conducted during the week days between the hours of 9 a.m. and 3 p.m.

Mr. Dorsett stated that with the few proposed parking garages that are to be built for new projects, he would not recommend building any additional parking garages. He touched on the topic of the difference between the percentage of available spaces and percentage of sold parking spaces.

The topic of rate increases was also discussed, which also included raising the prices of fines for those who are ticketed for parking violations.

After a brief question and answer period following the presentation, Mr. Lee and Mr. Mukerji thanked the boards for coming together and working as one on the parking study.

At the end of the presentation the board adjourned momentarily and reconvened in their regular conference room, where the minutes of the August meeting were reviewed and approved. The finance report prepared by Mr. Witwer was discussed and approved as was the bills payable.

The board had a brief discussion regarding the INVEST funds and creating the CD for the $150,000.00 from Cabot. The bills payable and financial reports were unanimously approved. Mr. Mukerji advised the board that he met with an accountant and will be waiting for a proposal

from him regarding his scope of services. He will do the audit of the City' s RRA funds.

The appraisals for the Market House properties were presented to the board. The appraisals were done by DeGrosa Appraisal Co. and Associated Realty and Appraisal Company. Mr. Mukerji stated that he was surprised that the appraisals came in as low as they did. Mr. Luckey stated that he would like to see the available properties that the RRA owns be advertised for sale or lease. This would open up the boards options to different ideas as to what the land or buildings which they own could be used for. Mr. Mukerji agreed, but stated that at the moment there are only a few properties that are available.

Mr. Mooney stated that the authority can direct the development per each parcel. The Planning office would be a great help in assisting the board in determining what could be the highest and best use for each parcel and for the neighborhood in which the parcels are located.

Mr. Johnson asked for an update on Parcel 32. Mr. Mooney stated that there is an agreement of sale with the Giannasca Group, but he was not certain if they had submitted a subdivision land development plan. Mr. Miller stated that the City of Reading is still working on the land use controls for that area.

Before moving on to the next topic on the agenda, Mr. Witwer advised the board that there is a Church which has contact Mr. Mukerji and himself regarding the empty lot at the Market House property. He stated that they were interested in leasing the lot for parking for their church. The church can not operate legally without a zoning permit and they can not obtain a zoning permit without proper off street parking. The trouble is that the authority can not entire into a long term lease with the church because the lot is in connection with the Market House property and as soon as the board were to sell the properties to a developer, the church would loose its parking, which in turn would make their zoning permit null and void, making the church once again an illegal use. With that being explained and the board agreeing with this, Mr. Witwer stated that again the owners of the church returned to the office and asked him to produce a letter addressed to the church telling them that they could not use the lot for parking. Mr. Witwer said that he told the owners that he would

need to get an approval from his board to create such a letter, however since these individuals had never met with the board and has never had any such agreement with the authority to park there, the board would be under no obligation to write such a letter. There are already signs on display at the lot stating that parking is not allowed on the lot. The board stated that they did not feel that any letter was necessary as there is no agreement of any sort with this church.

The chairwoman asked what business was in the building before the church opened. Mr. Witwer stated that this was a church before, however that church was operating illegally unbeknownst to the City's zoning office.

Mr. Mooney moved on to another subject regarding the Shuman Development's proposal for the Market House property. He stated that a letter should be written to them advising that we have gotten the appraisals and the board now desires to obtain other proposals before entering into any agreements with a development group.

The board discussed the issue of changing the date of the regularly scheduled board meetings. After a brief dialogue the board determined that the best day to move the meetings to would be the third Monday of each month. All members present were agreed. Mr. Witwer stated that he would send a notice to the newspaper.

At this time in the meeting, the board adjourned the regular meeting and entered into an executive session.

The board discussed some issues concerning the parking garage at 2nd and Washington and a proposal that was made for a possible purchase. Mr. Mukerji gave the board a run down of the proposal. The board stated that they could not agree to this proposal.

There being no further business to be brought before the board, upon motion made the meeting was adjourned at 7:25 p.m.

The next regular monthly meeting of the Reading Redevelopment Authority will be held on Monday, 20 October 2008 at 5:30 p.m. in the Planning Conference Room, 815 Washington St., Reading, PA.

Respectfully submitted by:

Executive Assistant

MINUTES OF THE MONTHLY MEETING OF THE READING REDEVELOPMENT AUTHORITY OF THE CITY OF READING HELD ON 20th OCTOBER 2008

The Redevelopment Authority of the City of Reading held its monthly meeting in the Redevelopment Conference room of City Hall, 815 Washington Street, Reading, Berks County, Pennsylvania, on 17th September 2008.

The following members were present:

Ms. Michele Lauter	Chairwoman	
Mr. Phil Coles	Treasurer	(Via conference call)
Mr. Dan Luckey	Member	

Absent: Mr. David Johnson

Adam Mukerji, Executive Director, Dennis Witwer, Assistant Secretary, Vaughn Spencer, City Council President, Andrew Miller, City Planner, Keith Mooney, Esq. Mr. Jack Blosky, Mayor Thomas McMahon, June Winston, Barbara Thun and Chip Schwartz were also present.

Noting that three members were in attendance for a quorum at 5:30 p.m., the Chairwoman, Ms. Lauter called the meeting to order.

Starting the meeting, Mr. Mukerji introduced Mr. Jack Blosky who will be the RRA's auditory. Mr. Mukerji gave a brief background on Mr. Blosky. The auditory will be responsible for the annual audit as well as auditing the City's RRA accounts which they still obtain from before the authority started keeping their own books.

Mr. Mukerji asked Mr. Blosky to inform the board on his experience and what he plans to do for them and his fee's. He stated that he's been working for Housing Authorities for almost 25 years. He has worked for the Reading Housing Authority in the past. He stated that he did a break down of cost. He proposed the cost to not exceed $9,000, however he will only bill for actual time worked, but if the

bill came under the maximum cost, the board would only be billed that amount.

Mr. Mooney asked if that was an annual price and Mr. Blosky stated that the estimate was only for this particular job, which included the audit of the City' s records.

Mr. Mukerji explained that he had spoken to Mr. Blosky in a previous meeting and explained to him the different items he would have to be looking for included the bonds for the public works building. He asked that Mr. Blosky look at the recording of the transaction for the public works building was erroneous since the asset is not shown on the RRA books and since this was an installment sale and should have been recorded until such time the City made the last payment. Mr. Mukerji wants to make sure that this is all accounted for properly.

Mr. Mukerji asked Mr. Blosky for the board' s edification what his normal annual fee would be for a general end of year audit. Mr. Blosky stated that for this type of authority it would cost around $5,000 and it would be an audited certified statement.

The chairwoman voiced her concerns regarding the possibility of the city' s finance manager not being very forthcoming with the RRA' s records and not being helpful to Mr. Blosky. Mr. Mooney stated that technically the accounts are of public record and all that would need to be done is for Mr. Blosky to fill out a right to know form requesting the records.

A motion was made by Mr. Luckey to engage Mr. Blosky and his organization to audit all RRA financial records which are in the possession of the City of Reading and the board. Mr. Coles seconded the motion with all members in favor.

Mr. Witwer asked Mr. Blosky when he would be started the audit. Mr. Blosky said that he would most likely start the project at the end of November. He asked when the RRA had its last audit conducted. Mr. Mooney stated that technically the audit had been apart of the City' s yearly audit and consolidated statement.

Moving on to the bills payable and the financial report, Mr. Luckey approved the documents all members were in favor.

Mr. Mukerji gave a brief update on the Benner's Court project. Mr. Witwer handed out letters from the Berks County Redevelopment Authority to the School District. At this point all but two of the properties have been bought by either the RRA or the BCRA. Mr. Mukerji explained the contents of the letter.

Mr. Witwer told the board that Mr. John Kromer of the Fels Institute would like to meet with the board in November to discuss the Blight Property Review Committee and the Authority's roll with their program. Mr. Mukerji explained that he approves of the efforts the BPRC is making, however the board can not take over any properties until funding is in place for the up keep of the properties. The chairwoman stated that she is willing to meet with Mr. Kromer in November.

The Mayor and his City Arts Task Force entered the meeting at this time. With the Mayor were June Winston, Barbara Thun and Chip Schwartz. The Mayor gave a description of what the intentions are of the Task Force and some of the ideas they have for the future. A power point presentation was given by Mr. Mike Miller. The power point was to show many different types of public art throughout the country and with in the City of Reading.

After the presentation, the board explained some of the issues they were having with the Fine Arts Board which led them to the decision to disband the FAB. Mr. Mooney stated a few of the fiscal issues that the Authority faces in regards to some of the redevelopment properties. There are certain money's that have been set aside that are designated for specific projects, that have yet to be carried out, such as Market Place Senior Living Center landscaping project.

The Mayor explained that one idea they have to generate money for City Art is to take on a small percentage fee on to commercial building permits. He would like to recommend a 7.5% increase on the fees and the added percentage would then go to art projects. The committee would be called the Public Arts Commission. The Commission would then, once money has been generated, look for matching grants for art.

Mr. Mukerji stated that the money which had been designated for the FAB is still under the control of the city's accounting department. He told the members of the task force that the authority

would be willing to convey the money over to the task force. Mr. Mooney advised that the RRA would be willing to give the money to the City and that would allow the task force to use the money as City Council would allow them to. This would be done as long as the City would give the RRA an indemnification in the event the city would use the money for a purpose that is outside what the money was originally supposed to be used for. He and the Mayor discussed some other legal issues that may need to be addressed in the future.

There being no further business regarding Fine Arts, the board moved on to the last item on the agenda. Mr. Witwer explained to the board that two owners of a mobile venders cart had been in the office to meet with him and Adam regarding setting up a hotdog stand at Court Street on a piece of land that is owned by the RRA. He provided the members with some photographs of the vending cart. The board decided to table any decisions on this matter until the November meeting. Mr. Witwer also advised that they have obtained all legal paperwork to run the vending cart.

There being no further business to be brought before the board, upon motion made the meeting was adjourned at 6:35 p.m.

The next regular monthly meeting of the Reading Redevelopment Authority will be held on Monday, 17 November 2008 at 5:30 p.m. in the Redevelopment Authority Conference Room 2-53, 815 Washington St., Reading, PA.

Respectfully submitted by: Dennis D. Witwer Sr.

Executive Assistant

MINUTES OF THE MONTHLY MEETING OF THE READING REDEVELOPMENT AUTHORITY OF THE CITY OF READING HELD ON 17th NOVEMBER 2008

The Redevelopment Authority of the City of Reading held its monthly meeting in the Redevelopment Conference room of City Hall, 815 Washington Street, Reading, Berks County, Pennsylvania, on 17th November 2008.

The following members were present:

Ms. Michele Lauter	Chairwoman	
Mr. David Johnson	Treasurer	(Via conference call)
Mr. Dan Luckey	Member	

Absent: Mr. Phil Coles

Adam Mukerji, Executive Director, Dennis Witwer, Assistant Secretary, Vaughn Spencer, City Council President, Andrew Miller, City Planner, Keith Mooney, Esq., Ms. Maria Santiago, Mr. Steven Haver, Mary Kay Bernosky of Berks Women in Crisis were also present.

Noting that three members were in attendance for a quorum at 5:30 p.m., the Chairwoman, Ms. Lauter called the meeting to order. Mr. Witwer noted a few changes to the agenda and asked the board for their approval to the changes. All members were in favor and accepted the agenda. The minutes were reviewed and with one changed made by Mr. Luckey the minutes were unanimously approved.

Mr. Witwer distributed the bills payable and financial report and after a brief overview both were approved.

Moving on to the business at hand, Mr. Witwer introduced Ms. Maria Santiago, who was in attendance to address the board regarding setting up a vending hotdog cart on property owned by the Authority on Court Street. She showed the board all of the legal permits to operate the vending cart. She also gave her business experience. The board

asked a few questions of Ms. Santiago which she answered. Mr. Luckey stated that he was not really in favor of this vending venture. Mr. Johnson asked about what taxes this stand would pay and if they would be paying for rent. Mr. Mooney pointed out that this stand might also be in conflict during the summer with the Mid-Day Café which is run by the Downtown Improvement District.

The board had decided that they would table this matter for the time being.

Mr. Mukerji noted that there were representatives from Berks Women In Crisis present during the meeting. He stated that although they were not on the agenda to appear, he asked the board if they would mind terribly if they addressed the board regarding the parcel of land that they were interested in purchasing, down where the old Market House once stood. Even though the board had discussed this matter in previous meetings and had made a decision that the BWIC project was not of interest to them at this time, they allowed the representatives to speak. As a reminder Mr. Mukerji stated the reasons why this project was not an interest at this time. He stated that due to the fact that BWIC is a non-for-profit and with the state in which the City is in at the moment financially, the authority is more interested in finding a tax paying business.

Ms. Mary Kay Bernosky addressed the board, stating the benefits that this organization offers the city. She stated that they have been located in the City of Reading for 30 years and offer daycare and other services.

Mr. Johnson wanted to know why this particular piece of property was of such interest to them. Ms. Bernosky stated that this property is about four blocks away from their daycare center and that this would be an expansion of their current shelter. She also stated that their organization has already looked at other locations and buildings in the city.

Mr. Luckey stated that he still feels the same way about this project. The land needs to be sold to a business that will generate yearly taxes for the city. Mr. Johnson agreed and stated that there is going to be a lot of activity down in that area if the RiverView project phases gets underway. He stated that he has to believe that

there are other locations that would be more conducive to their needs that they may not be aware of.

Ms. Bernosky stated that she is not familiar with every site that is available; however they have the possibility of doing a capital campaign to raise funds and would be putting about $3mm into the site.

Mr. Mukerji advised the board that their capital campaign will not start until sometime in 2010 and these kind of campaigns last quite a long time, which would mean that if the campaign even made its goal, the construction wouldn' t even start until well into 2011. He also stated that the Mayor advised him that they have looked into the old Naval Base on Kenhorst Blvd. and there has been a special purpose Redevelopment Authority put together to handle this property and the Mayor has looked into getting this land for BWIC. Ms. Bernosky stated that the special Authority has changed the zoning on that property to prohibit BWIC from building there and that they have made it very public that they too do not want this project on their property.

The Chairwoman thanked Mr. Bernosky for her public comment and moved on to the next topic of business.

Mr. Mukerji introduced a contract to the authority from CIDC. He explained that for many years now the City of Reading has been in a contract with CIDC to be a consultant to the Community Development Department. The consulting firm helps with the major projects and the HUD, Federal and State loans and grants. The City would like to split the contract between them and the RRA as the RRA will now be dealing with many of the major projects and obtaining the usual grants and loans. Mr. Mukerji asked the board if they were in favor to enter into a joint contract with the City of Reading and CIDC.

Mr. Johnson asked if the consultant (Mr. Bill Loewenstein) will be able to help with bonds and other funding matters. Adam confirmed that the consultant would be able to assist and advised that the RRA' s portion of the contract is $35,000 a year. Mr. Johnson made a motion to approve the contract presented by Mr. Mukerji, Mr. Luckey seconded the motion and all members were in favor.

At this time the board went into an executive season to discuss some legal matters regarding the future hotel project.

The board opened the regular meeting again and discussed entering into contract with David Blackmore Construct. This company is doing site work for the Hotel. They' ve done some core boring testing and Mr. Mukerji stated that he would like to enter into a contract with the company to have them do work for the RRA on the same project. Mr Luckey stated that he would like to move forward with this company as well. He made a motion to have them work on phase one of the project. Mr. Johnson seconded the motion and all members were in favor. The contract is not to exceed $4,150.00.

There being no further business to be brought before the board, Mr. Luckey made a motion to adjourn the meeting all members were in favor.

The next regular monthly meeting of the Reading Redevelopment Authority will be held on Wednesday, 21 January 2009 at 5:30 p.m. in the Redevelopment Authority Conference Room 2-53, 815 Washington St., Reading, PA.

Respectfully submitted by:

Executive Assistant