

**MINUTES FROM THE REGULAR MONTHLY MEETING OF THE
READING REDEVELOPMENT AUTHORITY OF THE CITY OF
READING HELD ON 18th JANUARY 2012**

The Redevelopment Authority of the City of Reading held the regular Monthly Meeting at 815 Washington Street, Room 2-53 in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, on 18th day of January, 2012.

The conference call meeting was called to order at 5:00 p.m. by Mr. Theo. Auman, Chairman and on roll call, the following were present:

Mr. Theo. Auman	Chairman
Mr. Phil Coles	Vice-Chair
Mr. Dan Luckey	Member

Absent:

Ms. Michele Lauter	Secretary/Treasurer
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Mr. Witwer declared a quorum present.

Also present were:

Mr. Adam Mukerji, Executive Director
Mr. Dennis Witwer, Executive Assistant
Mr. Keith Mooney, Esquire, Solicitor
Mayor Vaughn Spencer
Mr. Chris Gulatto (via telephone)

Minutes

The minutes were reviewed with one correction made and approved.

BPRC

Mr. Mooney brought forth Resolution 1-2012 which read as follows:

A RESOLUTION OF THE READING REDEVELOPMENT
AUTHORITY, COUNTY OF BERKS, COMMONWEALTH OF
PENNSYLVANIA, AUTHORIZING AND DIRECTING THE

AUTHORITY SOLICITOR TO TAKE ANY AND ALL LEGAL ACTION NECESSARY TO ACQUIRE FEE SIMPLE TITLE TO: THE LANDS OF BANKERS TRUST COMPANY OF CALIFORNIA LOCATED AT 1121 AMITY STREET, READING, PENNSYLVANIA; HARRY W. STOUFFER LOCATED AT 1237 BUTTONWOOD STREET, READING, PENNSYLVANIA; MIREYA PAGAN LOCATED AT 305 LOCUST STREET, READING, PENNSYLVANIA; THE LANDS OF SHEILA PEREZ LOCATED AT 360 MCKNIGHT, STREET, READING, PENNSYLVANIA; THE LANDS OF JOSE CRUZ LOCATED AT 626 N. FRONT STREET, READING, PENNSYLVANIA; THE LANDS OF FRANKLIN HEREDIA LOCATED AT 628 N. FRONT STREET, READING, PENNSYLVANIA; THE LANDS OF WALTER BARRERA, LOCATED AT 644 N. FRONT STREET, READING, PENNSYLVANIA; THE LANDS OF RICARDO REYES AND NURY REYE LOCATED AT 602 N. THIRD; THE LANDS OF LOBOS THREE LLC AND BEN EPSTEIN, LOCATED AT 229 N. 4TH STREET, READING, PENNSYLVANIA; THE LANDS OF LOBOS FOUR LLC, LOCATED AT 243 N. 4TH STREET, READING, PENNSYLVANIA; THE LANDS OF YANIO GARCIA LOCATED AT 300 N. 4TH STREET, READING, PENNSYLVANIA; THE LANDS OF MIREYA PAGAN LOCATED AT 302 N. 4TH STREET, READING, PENNSYLVANIA; THE LANDS OF YANIO GARCIA LOCATED AT 304 N. 4TH STREET, READING, PENNSYLVANIA; THE LANDS OF YANIO GARCIA, LOCATED AT 306 N. 4TH STREET, READING, PENNSYLVANIA; THE LANDS OF ANGEL VASQUEZ GOMEZ, LOCATED AT 310 N. 4TH STREET, READING, PENNSYLVANIA; THE LANDS OF PAMELA K. MOONERAM LOCATED AT 737 N. 4TH STREET, READING, PENNSYLVANIA; THE LANDS OF SANDRA GREER, LOCATED AT 127 WALNUT STREET, READING, PENNSYLVANIA; THE LANDS OF RONALD L. HECKMAN LOCATED AT 153 WALNUT STREET, READING, PENNSYLVANIA; AND THE LANDS OF MIREYA PAGAN LOCATED AT 305 LOCUST STREET, READING, PENNSYLVANIA; TO FACILITATE THE REUSE AND REINVESTMENT IN BLIGHTED PROPERTIES WITHIN THE CITY OF READING.

This resolution is for the second batch of RRA properties that the RRA will start the eminent domain process on.

Hotel parking rental

Mr. Mukerji explained to the board that a representative from ABS Construction contacted his office asking for permission to use the empty Hotel lot for parking while the construction company does some work in the Sovereign Center, across the street. Mr. Mukerji worked a lease deal that would have ABS paying a rental fee of \$300.00 a month. The construction should only take about three months. ABS will also include a provision in their insurance to cover the lot while they are using it.

212 S. 8th Street – Erstwhile Penn Optical Property

Mr. Mooney explained that the RRA entered into a private sale for 212 S 8th Street with the County Tax Bureau. After the sale, the owners of the property filed an objection to the sale which went before a judge. The judge ruled in favor of the Redevelopment Authority. In February, the RRA should be able to settle on the property.

The Gulatto Group Report

Mr. Chris Gulotta spoke to the board via conference call. He discussed, step by step the report that he had put together for the RRA, touching on his observations and his solutions to the situations and problems that the City is facing and how the Redevelopment Authority can help. The board members were all given drafts of the report.

The biggest challenge the RRA will face is raising funds to implement any new changes. It was suggested that the RRA start charging developer fees for projects that they are the project manager of. The RRA currently charges very little if anything for writing grants and working on projects. Mr. Mukerji stated that this will be very difficult to do considering most projects that the RRA works on are for not for profit agencies.

It was also discussed that new Redevelopment Area Plans be developed. Also, RRA should be receiving more CDBG funds. Mr. Mukerji pointed out that the City's CDBG funds have been drastically cut and the RRA could not count on receiving much for CDBG. In order for funds to be raised, private investment will be crucial.

In order for RRA to start moving toward an expanded role in the City's progress the following points were discussed;

- a. RRA should seek a lead role in the redevelopment of larger commercial/residential projects
- b. Seek an expanded role in the remediation of blighted properties
- c. Seek an expanded role in recruitment and retention of business, including major business and industry, and smaller retail and commercial businesses
- d. RRA should coordinate Neighborhood Revitalization Efforts

For the RRA to be able to implement many of the suggestions, the RRA must have a core "bucket" of funds, which it does not have now.

MVA Update

Mr. Mukerji stated that he and Mr. Auman have talked with Mr. Ira Goldstein and they feel to have a more comprehensive study it would be imperative that the study include the surrounding areas and school districts within the County of Berks. The board agreed this would be a very good idea. In order to include and research the other areas, the cost of the study would be increased by \$17,000. The areas would include Wyomissing, West Reading, Cumru and Lower Alsace, just to name a few.

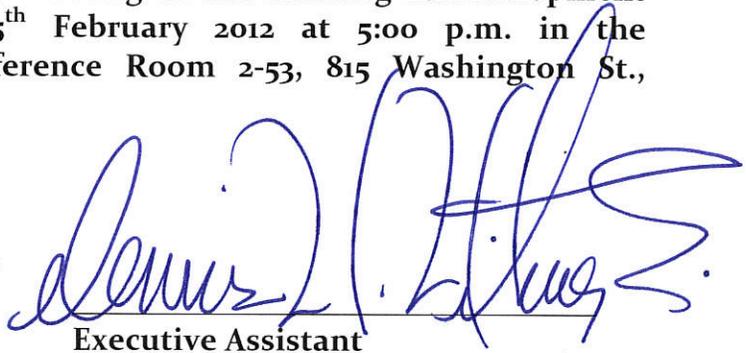
Mr. Coles made a motion to expand the study and to authorize the increase in the cost. Mr. Luckey seconded the motion with all members present approving.

At this time, the RRA entered into an executive session to discuss legal and real estate matters for the Parcel 32 proposal from Mr. Bill McShane.

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 15th February 2012 at 5:00 p.m. in the Redevelopment Authority Conference Room 2-53, 815 Washington St., Reading, PA.

Respectfully submitted by:



Executive Assistant

**MINUTES FROM THE REGULAR MONTHLY MEETING OF THE
READING REDEVELOPMENT AUTHORITY OF THE CITY OF
READING HELD ON 15th FEBRUARY 2012**

The Redevelopment Authority of the City of Reading held the regular Monthly Meeting at 815 Washington Street, Room 2-53 in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, on 15th day of February, 2012.

The meeting was called to order at 5:00 p.m. by Mr. Theo. Auman, Chairman and on roll call, the following were present:

Mr. Theo. Auman	Chairman
Mr. Phil Coles	Vice-Chair
Mr. Dan Luckey	Member
Ms. Michele Lauter	Secretary/Treasurer

Mr. Witwer declared a quorum present.

Also present were:

Mr. Adam Mukerji, Executive Director
Mr. Dennis Witwer, Executive Assistant
Mr. Keith Mooney, Esquire, Solicitor
Mr. Chris Heinly, L&H Signs

Minutes & Finance report

The minutes and Finance report were approved.

3rd & Spruce rent increase

Mr. Witwer advised the board that he would be sending out a letter to the Berks County Adult Probation Office requesting the 2012 rent for the space at 3rd & Spruce as he does each January. He suggested to the board that the rent be raised from \$6,000 a year to \$7,500. He stated that the last rent increase was back in 2008. Ms. Lauter made a motion to approve the rent increase with Mr. Coles seconding the motion. All members were in favor.

Bond Issuance for Alvernia

Mr. Mukerji informed the board that RRA will be issuing a bond for Alvernia University and that Barley Snyder will be the bond council as they have been in the past.

Mr. Luckey asked how much the bond council would cost. Mr. Mooney stated that he believed the amount would be \$7,500 to be paid to Barley Snyder and that the RRA would also be taking a 3-4% fee for issuing the bond. The bond council for Alvernia will be Stevens and Lee.

Mr. Mukerji stated that Concord Financial was hired by Alvernia to handle the bond.

Mr. Coles made a motion authorizing the Executive Director and Solicitor to take all steps necessary to facilitate the bond issuance with Alvernia University. All members were in favor. Res 2-2012

Bloski & Associates 2011 Auditors

Mr. Mukerji asked the board to approve hiring Bloski and Associates to perform the RRA's 2011 Audit. Bloski and Associates have been the Auditors for the RRA since 2009.

Ms. Lauter made a motion to retain Bloski and Associates as the Auditors for the 2011 audit and Mr. Coles seconded the motion. All were in favor.

MVA Update

Mr. Auman updated the board on the progress of the MVA. He stated that he and others are looking to meet in the near future with the Berks County Commissioners to introduce them to Mr. Ira Goldstein and the MVA project. He reiterated the importance of having the County on board with the MVA as it will be a great tool not only for the City to use but for the County as well as the County.

Mr. Auman also mentioned that he had met with the Foundations and they are also all on board with the MVA.

Mr. Auman advised the board that he had received an e-mail from the Pennsylvania Housing Alliance stating that the Land Banking Bill was passed through the House of Representatives. He stated that this is very

important and will be very useful in the City of Reading. The Bill must still be voted on in the Senate.

BPRC

Mr. Mukerji gave a brief updated on a meeting he had with Mr. John Kromer. Mr. Kromer is working with the City on the Act 47 issues.

He stated that he and Mr. Kromer discussed ways to secure funds for the RRA so that they could continue to work on BPRC properties. Mr. Mukerji reminded the board that CDBG funds have been cut back by 30% and could be cut back more and without such funds the RRA could not continue to take on BPRC properties. It was suggested that perhaps local banks would be interested in floating Bonds. The Wachovia Foundation does a lot for investing in smaller Cities such as Reading.

Mr. Auman stated that the goal for RRA in 2012 is to set up a funding source so that they are able to move forward with implementing the MVA and obtaining BPRC properties that are in the target areas as reported in the MVA. Ms. Lauter agreed completely with Mr. Auman.

Ms. Lauter made a motion to have Mr. Mukerji actively pursue funding sources to help facilitate moving forward with BPRC projects that coincide with the MVA study. Mr. Auman seconded the motion and all were in favor.

Mr. Luckey stated that he has been hesitant to tell the BPRC which properties to take for the RRA until the MVA study is completed. He explained that he does not want to do the "piece meal" thing again with having scattered properties all over the city. Once the MVA is in place and the RRA board has reviewed it, he can then tell BPRC which neighborhoods the RRA wants to concentrate on.

212 S. 8th Street - Erstwhile Penn Optical Property

Mr. Mukerji stated that the RRA did not have title to the Penn Optical building yet, but should be the owners in the next few days. He stated that he was sure by the next meeting the RRA should own the building.

Mr. Witwer stated that he had been in communications with his contact person in the County Tax Office and was informed that there were no hold ups and that the title transfer should be completed by the end of

the week. Once the RRA is the owner he will contact H.A.R.I.E. to have the property added to the insurance policy.

2nd & Washington Pocket Park

Mr. Auman told the board that everything was moving forward with the Park. The lease between the City and Entrepreneurs' Connection had been signed for 5 years. He showed the board an artist rendering of what the park would look like.

The cost of the work to the park is about \$20-25,000. Mr. Mukerji stated that there is an artist who has agreed to create a statue that is specifically for the park. He stated that he and Mr. Witwer are doing everything on their end to move the process along to get the park started.

Ms. Lauter stated that perhaps she could speak with someone from Entrepreneurs' Connection to get them in contact with someone from the Centre Park Garden Club. She thought the two groups to get together and help with the new park and also get some ideas as to raising money to help support the park.

Mr. Auman stated that the Park Kick Off is scheduled to be held on 29th March.

At this time, Mr. Mooney and Ms. Lauter exited the meeting.

L&H Signs

Mr. Auman introduced Mr. Chris Heinly to the board. Mr. Heinly is the owner of L&H Signs, which has been in business for 20 years and has been in the City of Reading for 7 years now. L&H Signs produce high end signage. The company has work nationwide, creating large scale products, but recently they have created a smaller group to help handle smaller local projects.

Mr. Heinly stated that he was raised in the City which is why back in 2007 he had decided that he wanted to move the company into the City of Reading. Had he not had the connection to the City, he stated that he probably would not have moved the business here, especially after some of the strife that he had to overcome when it came to dealing with city departments.

He explained to the board that there were pros and cons to moving into the city. Addressing the cons, he told the board that the "One Stop Shop", although the thinking behind the idea is very good and to some degree was helpful to the company, they had some significant issues with the process. Firstly, getting a Certificate of Occupancy from the City's Building Inspector was impossible. He was told he would have the C.O.O within days, but 16 weeks later after tons of unanswered phone calls and e-mails, he finally had to come to City Hall and go directly to the office of the Building Inspector and demand the C.O.O. This is completely inexcusable.

Secondly, Mr. Heinly stated that the building in which he moved his company into was built in 1902 and never had a sprinkler system installed, so of course the first thing he started was to put in place a new sprinkler system to bring the building up to code. He stated that sprinkler systems have a certain level of interpretation which usually falls to the City's Fire Marshal. On that note, he reminded the board that when the City officials did a walk thru of his building, the Fire Marshal was not available and therefore did not do the first walk thru. After the walk first walk thru all of the permits were issued and Mr. Heinly was told that he was ready to go and start work on the building. After some of the work had started and racks had been installed, one of the contracts stated that the racks may need to be brought down, because the City has a very tough Fire Marshal and even though he had not been thru the building he might have some sprinkler issues with how the racks were set up.

So, after weeks of construction, a new sprinkler system and other upgrades, the Fire Marshal went thru the building and told the company that he had an issue with the racks and that a new sprinkler system must be installed so that each level of racks had its own sprinkler. Mr. Heinly stated that there might be only one other building in the City of Reading that has such a sprinkler system, but go anywhere else in the State of Pennsylvania, this doesn't exist. This change in the system cost the company another \$60,000 all because the Fire Marshal was not present with everyone else during the two separate walk throughs of the building. Had the Fire Marshal done a walk thru, he would have been able to address the rack and sprinkler system at that time, saving L&H much money and time.

Thirdly, there was an issue between the contractor and the City of Reading regarding the water access. The building obviously needs water and must be connected to the city's water system. Mr. Heinly stated that he understood at the time, that there was a unit needed to connect to the water system and that unit was ordered incorrectly three different times and that the connection could only be done by the City of Reading. The first time the error occurred was months ahead of the move in date, the

second time was weeks and the third time was within a week. He told the board that the company had a massive moving effort in place and moving could not be stopped. He had hoped that by the time the moving date came, the issue with the water system would be resolved, but unfortunately it was not. The company was up and running without a sprinkler system for a few days and then the Fire Marshal came in and shut the company down, that was for nine days. That cost the company another \$270,000. At this point the City had cost the company approximately \$330,000.

Mr. Heinly stated that he completely understands the importance of safety and the company has taken every measure to make the building a safe environment for their employees, but these were the hurdles that he had to deal with when moving into the city.

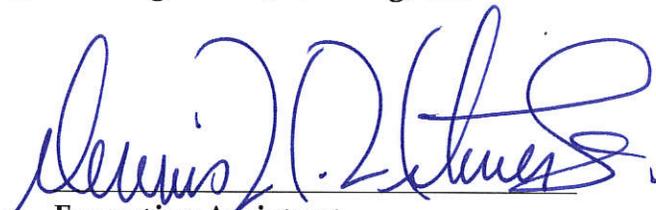
Mr. Heinly discussed other aspects of his company and the board stated that they would bring his issues to the attention of the City officials.

At this time, Mr. Coles made a motion to adjourn the meeting as he had to leave. Mr. Luckey seconded the motion.

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 21st March 2012 at 5:00 p.m. in the Redevelopment Authority Conference Room 2-53, 815 Washington St., Reading, PA.

Respectfully submitted by:



Executive Assistant

**MINUTES FROM THE REGULAR MONTHLY MEETING OF THE
READING REDEVELOPMENT AUTHORITY OF THE CITY OF
READING HELD ON 21ST MARCH 2012**

The Redevelopment Authority of the City of Reading held the regular Monthly Meeting at 815 Washington Street, Room 2-53 in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, on 21st day of March, 2012.

The meeting was called to order at 5:00 p.m. by Mr. Theo. Auman, Chairman and on roll call, the following were present:

Mr. Theo. Auman	Chairman
Mr. Phil Coles	Vice-Chair
Mr. Dan Luckey	Member
Ms. Michele Lauter	Secretary/Treasurer

Mr. Witwer declared a quorum present.

Also present were:

Mr. Adam Mukerji, Executive Director
Mr. Dennis Witwer, Executive Assistant
Mr. Keith Mooney, Esquire, Solicitor
Mr. Daryl Peck, Concord Public Finance
Mr. Doug Smith, Alvernia University
Mr. Peter Edelman, Stevens and Lee

TEFRA Hearing for Bond Issuance for Alvernia

No one from the public attended this hearing.

Miser's Edelman, Smith and Peck were introduced to the board. They each explained their part in the Alvernia and TEFRA process. Mr. Smith explained how the \$10,000,000 would be used at the University. He told the board that new dorms and a field house would be built. The dorms will be apartment and suite still living spaces.

RRA will hold no liability for this loan as they are strictly working as a conduit.

The board voted on Resolution 3-2012 to finance the Project through the sale of its Revenue Note, Series of 2012, in an original principal amount of not to exceed \$10,000,000. Ms. Lauter made a motion to approve the Resolution and Mr. Coles second the motion. All members were in favor.

Minutes & Finance report

The minutes and Finance report were approved.

212 S. 8th Street – Penn Optical Property

Mr. Mukerji and Mr. Witwer told that board that the RRA is now the owner of the property at 212 S. 8th Street. The title had been recorded. Mr. Witwer added the property to the insurance policy.

Mr. Witwer also advised the board that he had gotten inside the building. He stated that the entire building had been completely emptied and even any cooper that was in the building had been stripped.

2nd & Washington Pocket Park

Mr. Auman invited the board members to the “Reading Rising Park” kickoff event that will be held on 29th March at RACC at 5:00 p.m. This event will be the introduction of the Park project to the public.

Website

Mr. Mukerji showed the board what the new website looked like on his laptop. Everyone was very happy with the work that Ms. Wendy Kershner of Axia Marketing did on the website.

Mr. Auman stated that he would like the website to be the first item found on a Google search, it currently is not the first on the list. He stated that this should be rectified. He also asked who would be doing and updates on the site. Mr. Witwer stated that Ms. Kershner stated in an e-mail that she and her company could do updates and charge the RRA accordingly.

MVA Update

Mr. Auman told the board that he and Mr. Mukerji would be meeting with the County Commissioners on 11th April to sell them on the idea of the MVA.

Mr. Ira Goldstein called into the meeting to give a brief update as to where he and TRF are with the MVA. He stated that he has complied all the information regarding subsidized housing, residential sales in the last 3 years, owner occupied properties, commercial properties, vacant lots from County parcel maps and new construction in the city.

There are two major items that Mr. Goldstein reported missing from the information; foreclosures and distressed homes. Regarding the foreclosures, he stated that there are two ways that he might be able to gain this information, via the Act 91 notices and from purchase reports from real estate tracts.

Mr. Auman and the board asked if there was any way that they might be able to assist with obtain the information from the County, to which Mr. Goldstein stated that he had already tried, to no avail. Mr. Auman and Mr. Mukerji stated that they would make some phone calls to the County and see what they could do to assist the process.

In regards to the distressed homes, Mr. Witwer and Mr. Luckey suggested that Mr. Goldstein contact the City Codes Department to obtain that information as it would be the Codes department that would take care of properties that are distressed and not up to code.

At this time, Mr. Coles exited the meeting.

Mr. Goldstein stated that he had hoped to have all of the missing information by the end of the month and that the entire report should be ready by the end of May 2012.

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 18th April 2012 at 5:00 p.m. in the Redevelopment Authority Conference Room 2-53, 815 Washington St., Reading, PA.

Respectfully submitted by:


Executive Assistant

**MINUTES FROM THE REGULAR MONTHLY MEETING OF THE
READING REDEVELOPMENT AUTHORITY OF THE CITY OF
READING HELD ON 18th APRIL 2012**

The Redevelopment Authority of the City of Reading held the regular Monthly Meeting at 815 Washington Street, Room 2-53 in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, on 18th day of April, 2012.

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

Mr. Theo. Auman	Chairman
Mr. Phil Coles	Vice-Chair
Mr. Dan Luckey	Member
Mr. James Radwanski	Member

Absent:

Ms. Michele Lauter	Treasurer/Secretary
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Mr. Witwer declared a quorum present.

Also present were:

Mr. Adam Mukerji, Executive Director
Mr. Dennis Witwer, Executive Assistant
Mr. Keith Mooney, Esquire, Solicitor
Mr. Lenin Agudo, Community Development Director
Mr. Mike Kautter, Katter & Kelley
Mr. David Kostival, Reading Eagle
Mr. Steve Reinbrecht, BCTV

Introductions

Mr. Auman introduced Mr. James Radwanski to the board. Mr Radwanski is the newly appointed board member to the RRA.

Minutes & Finance report

The minutes and Finance report were approved.

Kenhorst Blvd. Navy Yard Update

Mr. Mukerji, Mr. Mooney and Mr. Luckey discussed the possible purchase of the residual land of the Navy Yard. Mary's Shelter has already purchased their share of the land. The Navy has very strict rules regarding the sale of their land that the RRA must adhere to.

The question was raised as to whether or not the Boy's and Girl's Club would be interested in the property.

2nd & Washington Pocket Park

Mr. Auman invited the board members to the "Reading Rising Park" kickoff event that will be held on 29th March at RACC at 5:00 p.m. This event will be the introduction of the Park project to the public.

At this time, the board moved to enter into an executive session to hear a presentation from Mr. Mike Kautter of the firm Kautter and Kelley Architects. Mr. Steve Reinbrecht of BCTV objected to the motion stating that the presentation should be open to the public. Mr. Kautter and Mr. Mooney both explained that the presentation would discuss possible land and property acquisitions that the board did not want to be made public until all details and arrangements were made.

Mr. Auman gave an overview of what would be discussed.

Executive Session

At 5:30 p.m. the board entered into an executive session. Mr. Kautter gave his power point presentation, which was extremely well received by the board. The presentation pointed out key locations the RRA should concentrate on Redevelopment for the betterment of the City.

Mr. Kautter explained that his study should also coincide with the MVA that Mr. Ira Goldstein, of TRF, is working on for the RRA. With both studies together, the RRA should be able to make a greater impact in specific targeted areas throughout the City.

BPRC Update

Mr. Lenin Agudo, the new Community Development Director for the City told the board that there is approximately \$169,000 of unused funds that can be used for acquisitions and demolitions of any blighted properties.

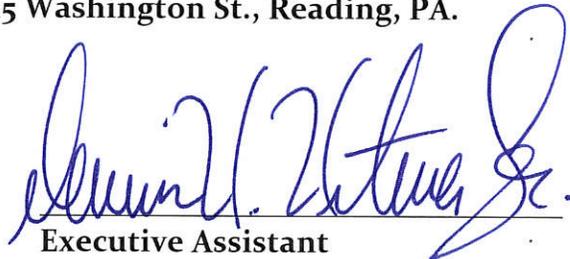
Mr. Mooney explained some of the logistics involved when doing eminent domain. He stated that when doing an appraisal for a condemnation, the owner of the property must be invited to the appraisal.

Mr. Mukerji posed the question, how does the RRA create a budget for BPRC properties if they don't know how much money are available?

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 16th May 2012 at 5:00 p.m. in the Redevelopment Authority Conference Room 2-53, 815 Washington St., Reading, PA.

Respectfully submitted by:


Executive Assistant

**MINUTES FROM THE REGULAR MONTHLY MEETING OF THE
READING REDEVELOPMENT AUTHORITY OF THE CITY OF
READING HELD ON 16th MAY 2012**

The Redevelopment Authority of the City of Reading held the regular Monthly Meeting at 815 Washington Street, Room 2-53 in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, on 18th day of May, 2012.

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

Mr. Theo. Auman	Chairman
Mr. Phil Coles	Vice-Chair
Mr. Dan Luckey	Member
Mr. James Radwanski	Member
Ms. Michele Lauter	Treasurer/Secretary

Mr. Witwer declared a quorum present.

Also present were:

Mr. Adam Mukerji, Executive Director
Mr. Dennis Witwer, Executive Assistant
Mr. Keith Mooney, Esquire, Solicitor

Minutes & Finance report

The minutes and Finance report were approved.

Executive Session

At 5:05 p.m. the board entered into an executive session to discuss possible and future real estate purchases, the authority's ability to find future financing for projects from the FHLB of Pittsburgh and staff matters.

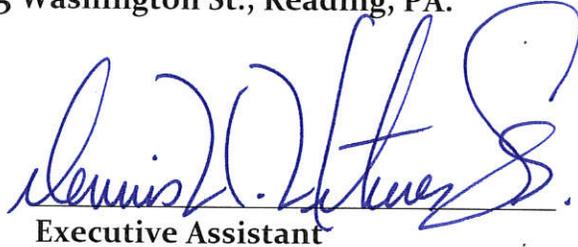
The authority agreed to hire Mosteller & Associates to research and conduct a market study of compensation for the staff at the Reading Redevelopment Authority for the Executive Director and also the Executive

Assistant positions. Prepare a report and present to the Authority Board.
The study will cost \$2,500.

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 20th June 2012 at 5:00 p.m. in the Redevelopment Authority Conference Room 2-53, 815 Washington St., Reading, PA.

Respectfully submitted by:



Dennis W. Stevens
Executive Assistant

**MINUTES FROM THE REGULAR MONTHLY MEETING OF THE
READING REDEVELOPMENT AUTHORITY OF THE CITY OF
READING HELD ON 20th JUNE 2012**

The Redevelopment Authority of the City of Reading held the regular Monthly Meeting at 815 Washington Street, Room 2-53 in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, on 20th day of June, 2012.

The meeting was called to order at 5:04 p.m. by Mr. Theo. Auman, Chairman and on roll call, the following were present:

Mr. Theo. Auman	Chairman
Mr. Phil Coles	Vice-Chair
Mr. Dan Luckey	Member
Ms. Michele Lauter	Treasurer/Secretary

Absent:

Mr. James Radwanski	Member
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Mr. Witwer declared a quorum present.

Also present were:

Mr. Adam Mukerji, Executive Director
Mr. Dennis Witwer, Executive Assistant
Mr. Keith Mooney, Esquire, Solicitor

Minutes & Finance report

The minutes and Finance report were approved.

Parcel 32/PermaCultivate

Ms. Lauter stated that on 15th June she, along with the accompaniment of Mr. Witwer, drove by Parcel 32 on Canal Street to inspect the land. She stated that although some of the grounds had been recently mowed along the Canal Street side of the property, the land in the back had still be left unattended to. Furthermore, the land had not been prepared at all for any gardens for farming.

Mr. Witwer stated that he had journeyed down to the sight only days before, on 5th June with camera in hand to photograph the area when the weeds were completely overgrown on the entire piece of land. He stated that while he was there several neighbors approached him to complain of the upkeep or lack thereof of the property. He reported to the board that both neighbors stated that they did not care for the idea of having a farm across the street, especially one that so far had been unkempt.

The board discussed sending a letter to PermaCultivate sighting breach of lease and termination thereof.

Mr. Witwer advised the board that a letter was indeed sent to PermaCultivate on 5th June which read:

5th June 2012

Mr. Eron Lloyd
PermaCultivate
556 S. 18th Street
Reading PA 19606

Re: Parcel 32 maintenance

Dear Mr. Lloyd,

We have received several complaints from neighbors regarding the unsightly condition of parcel 32.

Section 5 of the lease agreement between the RRA and PermaCultivate dated September 7, 2011 clearly indicates that the property has to be maintained in good order at all times.

Please let this serve as a notice that unless PermaCultivate resolves the maintenance issues by June 5, 2012 the RRA will have no option but to cancel the lease.

Please call me if you have any questions.

Sincerely,

Adam Mukerji, Executive Director
Reading Redevelopment Authority

The board was much pleased.

Board member Reappointment

The board approved the reappointed of Mr. Coles to the board for another 5 year term.

Director's Report/Project Updates

Mr. Mukerji stated that the Michael O'Pake GoggleWorks Apartments were near completion. There had been an open house at the apartments earlier in June which was a great success. The apartments should be completed by 23rd July and move in ready by 1st August. This pleased the board immensely.

The financing for the Hotel is nearly all in place, with just about \$7.m unaccounted for which Mr. Boscov of OCR plans to secure through private funding. The total cost of the Hotel is in the range of \$58.m.

Mr. Mukerji also gave brief updates on properties on or near 3rd and Washington streets and down by Canal Street. He also stated that there had been \$1.m set aside for an Amphitheater which was to be built down on Front Street where the "Orange Car" once stood, down by the River behind the Marlin Miller Center. As the project has been put on hold permanently, the set aside money could be used to acquire some properties down by the GoggleWorks.

Strategy Teambuilding Meeting

Mr. Auman asked of the board for their opinion on having a Strategy Teambuilding meeting or a Future Vision meeting. He stated that in a regular session monthly meeting, the board only has the time to discuss the business at hand. He would like very much to have all members have a retreat session to discuss the future of the RRA and the City, to come up with long term goals and to be sure that all board members were all in consensus with these goals.

He stated that he realized that all of the studies and reports that the RRA has been commissioning and agreeing to are quite costly and have come from his recommendations, even though they have all been voted upon and approve by the board. He wants to be sure that everyone involved has a voice and share the same vision for a better and brighter Reading.

Mr. Coles agreed stating that the board needs to regroup and discuss its philosophy as a whole.

Ms. Lauter stated that her biggest concern is how the RRA money is being spent and to be sure that their limited funds are used for the highest and best use. She mentioned how there are thousands of dollars worth of reports that have been paid for and are now sitting on shelves and in filing cabinets collecting dust, never to be used or looked upon again.

All members of the board were in agreement to have a "Long Term Strategy Team Meeting" on a date and at a location that was not decided upon at the time of the vote. Mr. Mooney stated that this meeting would not need to be advertized and did not fall under the "Sunshine Act." The meeting could be closed and restricted to the five (5) board members, solely.

Executive Session

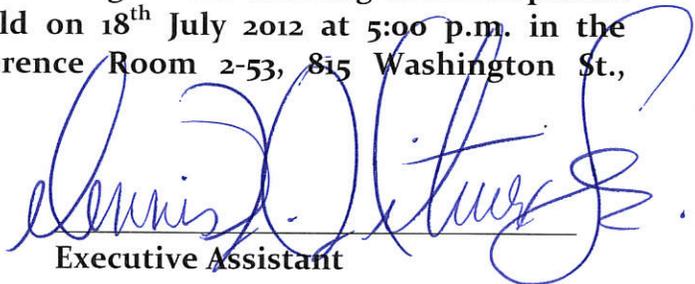
At this time, the board entered into an executive session to discuss employee matters regarding but not limited to salary, just compensation and future staff reviews. The boardroom was cleared of all staff members, leaving only the Solicitor and the present board members.

After a lengthy discussion, the RRA staff was granted admittance back into the meeting.

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

The next regular monthly meeting of the Reading Redevelopment Authority is scheduled to be held on 18th July 2012 at 5:00 p.m. in the Redevelopment Authority Conference Room 2-53, 815 Washington St., Reading, PA.

Respectfully submitted by:



Dennis J. Lauter
Executive Assistant

**MINUTES FROM THE REGULAR MONTHLY MEETING OF THE
READING REDEVELOPMENT AUTHORITY OF THE CITY OF
READING HELD ON 18th JULY 2012**

The Redevelopment Authority of the City of Reading held the regular Monthly Meeting at 815 Washington Street, Room 2-53 in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, on 18th day of July, 2012.

The meeting was called to order at 5:04 p.m. by Mr. Phil Coles, Vice-Chairman and on roll call, the following were present:

Mr. Phil Coles	Vice-Chair
Ms. Michele Lauter	Treasurer/Secretary
Mr. James Radwanski	Member

Absent:

Mr. Theo. Auman	Chairman
Mr. Dan Luckey	Member

Mr. Witwer declared a quorum present.

Also present were:

Mr. Adam Mukerji, Executive Director
Mr. Dennis Witwer, Executive Assistant
Mr. Keith Mooney, Esquire, Solicitor

Minutes & Finance report

The minutes and Finance report were approved.

In the absence of Mr. Auman, Vice-Chair, Mr. Coles conducted the meeting.

Parcel 32/PermaCultivate

Mr. Mukerji told the board that he had recently received word that PermaCultivate was no longer interested in farming the land at Parcel 32. After last month's RRA meeting, Mr. Mukerji ventured down to survey the

land and took more photographs. After making a few telephone calls, it was informed that Mr. Lloyd was no longer interested in pursuing Urban Farming.

Ms. Lauter made a motion to have Solicitor Mooney draft a letter to PermaCultivate advising them that the lease will be revoked and that they are to prepare the land as they had found it back in October 2011. Mr. Radwanski seconded the motion. All members were in favor.

Director's Report/Project Updates

Mr. Mukerji gave a brief overview on the GoggleWorks Apartments, Hotel and the MVA projects. There was nothing new to discuss as each project is moving along according to plan.

BPRC

There were no matters of interest to be discussed. Mr. Mooney produced five (5) "Declaration of Taking" documents that needed the Messer's Mukerji and Witwer signatures.

Executive Session

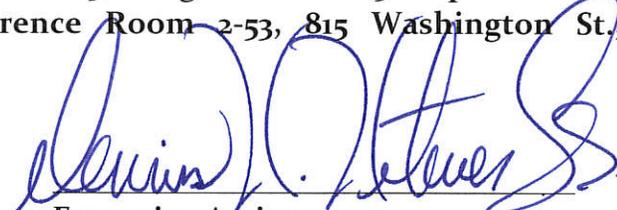
At this time, the board entered into an executive session to discuss employee matters regarding but not limited to salary, just compensation and future staff reviews. The boardroom was cleared of all staff members, leaving only the Solicitor and the present board members.

After a short discussion, the RRA staff was granted admittance back into the meeting.

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

The next regular monthly meeting of the Reading Redevelopment Authority is scheduled to be held on 15th August 2012 at 5:00 p.m. in the Redevelopment Authority Conference Room 2-53, 815 Washington St., Reading, PA.

Respectfully submitted by:


Executive Assistant

**MINUTES FROM THE REGULAR MONTHLY MEETING OF THE
READING REDEVELOPMENT AUTHORITY OF THE CITY OF
READING HELD ON 15th AUGUST 2012**

The Redevelopment Authority of the City of Reading held the regular Monthly Meeting at 815 Washington Street, Room 2-53 in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, on 15th day of August, 2012.

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

Mr. Phil Coles	Vice-Chair
Ms. Michele Lauter	Treasurer/Secretary
Mr. James Radwanski	Member
Mr. Theo. Auman	Chairman
Mr. Dan Luckey	Member

Mr. Witwer declared a quorum present.

Also present were:

Mr. Adam Mukerji, Executive Director
Mr. Dennis Witwer, Executive Assistant
Mayor Vaughn Spencer
Mr. Eron Lloyd, Mayor's Assistant
Mr. Matthew Bembenick,
Mr. John Kromer

Minutes & Finance report

The minutes and Finance report were approved.

BPRC

Mr. Luckey informed his fellow board members that he would be attending the BPRC meeting the following evening and asked if there was any information that they would like him to pass on.

Mr. Mukerji stated that a property located at 747 N 4th Street had recently been deeded over to the RRA and that it will be marketed by CORE realtors. The question was raised to Mr. Mukerji as to where the money is coming from to maintain the property. Mr. Mukerji stated that it was his understanding from the City's Clerk, Linda Kelleher, that there has been \$100,000 set aside in an account which is designated solely for the use for BPRC/CORE projects.

Mr. Luckey insisted that money needs to follow the properties. He stated that once the properties are sold, the proceeds from the sale must go back into the account to replenish monies spent; otherwise the money will dry up fast.

Mr. Kromer recommended that Ms. Cathy Califano from TRF, meet with BPRC reps to review and update them on the MVA. Everyone agreed that this would be very important so that everyone who will be involved in using the MVA were kept up to date.

Executive Session

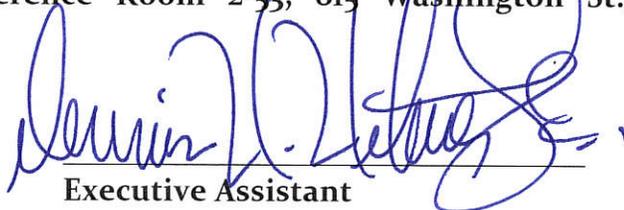
At this time, the board entered into an executive session to discuss future property and parcel acquisitions, such as but not limited to properties located on N 3rd Street and McKnight Street. The boardroom was cleared of all public attendees.

The board discussed legal matters regarding emanate domain.

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

The next regular monthly meeting of the Reading Redevelopment Authority is scheduled to be held on 19th September 2012 at 5:00 p.m. in the Redevelopment Authority Conference Room 2-53, 815 Washington St., Reading, PA.

Respectfully submitted by:


Executive Assistant

**MINUTES FROM THE REGULAR MONTHLY MEETING OF THE
READING REDEVELOPMENT AUTHORITY OF THE CITY OF
READING HELD ON 19th SEPTEMBER 2012**

The Redevelopment Authority of the City of Reading held the regular Monthly Meeting at 815 Washington Street, Room 2-53 in the City of Reading, County of Berks, and Commonwealth of Pennsylvania, on 19th day of September, 2012.

The meeting was called to order at 5:02 p.m. by Mr. Tod Auman, Chairman and on roll call, the following were present:

Mr. Phil Coles	Vice-Chair
Ms. Michele Lauter	Treasurer/Secretary
Mr. James Radwanski	Member
Mr. Theo. Auman	Chairman

Absent:

Mr. Dan Luckey	Member
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Mr. Witwer declared a quorum present.

Also present were:

Mr. Adam Mukerji, Executive Director
Mr. Dennis Witwer, Executive Assistant
Mayor Vaughn Spencer
Mr. Craig Peiffer, Zoning Manager
Mr. Keith Mooney, Barely, Snyder

Minutes & Finance report

The minutes and Finance report were approved.

Episcopal House C.O.C.

Mr. Mooney had prepared a Certificate of Completion for The Episcopal House apartment building that had been a redevelopment project back in the late 1960's. The current owners are doing renovations to

the building and are required to show a C.O.C. With no C.O.C. on file, Mr. Mooney drafted a new certificate.

BPRC/CORE

Mr. Mukerji advised the board that he had recently visited a new CORE acquisition located at 737 N. 4th Street. He stated that the property is located in Centre Park and is a very nice home which had been converted into apartments. The property will need work done to be brought up to city code, such as a new roof. It's the desire of everyone to have the property reconverted back to a single family home.

The cost of the renovations should cost around \$70,000 +/- and the property should easily sell somewhere between \$100, - \$120,000.

Mr. Mukerji explained that there is an initiative to work with the Berks County Realtor Associate CORE program. This property on 737 N. 4th Street is the first property. This property has been deeded to the RRA.

Mr. Auman asked what was happening in regards to coming up with a solution to the property maintenance issue. He stated that it was his understanding that Mr. John Kromer was working with Mr. Dan Luckey to come up with some estimates of cost to maintain RRA properties. Mr. Mukerji agreed and confirmed that Mr. Kromer and Mr. Luckey were working on numbers. He also stated the he too was looking into costs with a gentleman that has done work on RRA properties in recent months.

Mr. Mukerji addressed Mayor Spencer and informed him that the moment that the RRA obtained ownership of several properties, the City sited the RRA for code violations. Using 212 S. 8th Street as an example, he said that there is no more trash on the location than there had been in the last 5 years and if this was a major concern for the Codes department, why wasn't it handled before the RRA's acquisition.

How does the RRA maintain their properties? Mr. Mukerji stated that the RRA used to have a long standing maintenance agreement with the City of Reading up until a year or so ago when Mayor McMahan decided to do away with the agreement and broke the contract.

Mr. Radwanski stated that if the RRA is going to continue to take over properties for the City, the Mayor would have to agree that this organization would not be able to absorb the debt to maintain all the properties without help from the City. The Mayor agreed. Mr. Radwanski asked what the solution will be to rectify the maintenance problem.

Mr. Aumans thoughts on the matter were for the City and the RRA to come to an understanding and a better relationship. It's his belief that many members of the City want the RRA to be both ways, when it's convenient, they want the RRA to be a private entity and say "hey pay your own way" and when it's convenient in another situation it's "hey give us your land for free because the City has a project". He said that this cannot be both ways. The RRA needs to fulfill their mission to the City which is to make the neighborhoods more livable, and more viable but at the same time the RRA must remain viable as an organization as well given that the RRA doesn't receive direct funding from the City currently which needs to be rectified.

Mr. Mukerji stated that the authority is a resource to support the Mayor's vision for Reading to become a renaissance city, but we can't do it without money and the authority needs to keep properties that can be rehabilitated out of the hands of speculators and absentee landlords.

Mayor Spencer said city officials are starting to look at the budget for next year and are facing a \$7 million structural deficit that needs to be addressed and that it has been a city initiative to get control of blighted and vacant properties and get them into the hands of the RRA. He also stated that the issue has been how to help support the redevelopment authority's ability to maintain the properties and how to control recurring funding to support their operations. He also stated that he will need to have a meeting with the Codes department to explain to them that the need to handle RRA properties the same way they handle City owned properties and that they cannot go around writing up citations for these properties.

Mr. Auman suggested looking at all the numbers and then put our heads together to come up with creative solutions

Mr. Mukerji advised the board that RRA has also acquired four more properties in the 900 block of Penn Street. The RRA has to make sure that the public right of way must always be free of snow and ice, litter and debris.

The Mayor stated that the City has set aside about \$70,000 from the general fund to be used strictly for RRA upkeep on BPRC and Core properties.

Updates

Mr. Mukerji also updated the board that he had just met with a gentleman from a firm based out of Cincinnati, Ohio, Miller Valentine, who

is very interested in developing an age restricting, gated community up on N. 14th Street known as Hillside. It would be a 60-80 unit complex. He told the board that it looks like a very promising development. The developers are just about to sign a contract to purchase the Hillside Swimming Pool, which will be the site for the development.

Mayor Spencer stated that he had just had another proposal that the City had been approached with to develop a section of Dana North down by Spring and Weiser Streets. This would be about 47 housing units. He stated that perhaps Mr. Mukerji would be interested in helping with the project.

Mr. Auman posed that question how will the City compensate the RRA for the staffs involvement in future City developments such as the Dana North project, should that move forward.

Mr. Mukerji stated that this would be a subject he will be broaching with City officials and the Community Development office in the future.

Mr. Mukerji also advised the board that a deal to sell the 3rd and final pad at Buttonwood Gateway would be just days away. Think Loud LLC is set to purchase the third pad for a high tech business complex. The company will provide 50-60 new jobs which should increase to 100-200 in the future. The board members were much pleased with this sale.

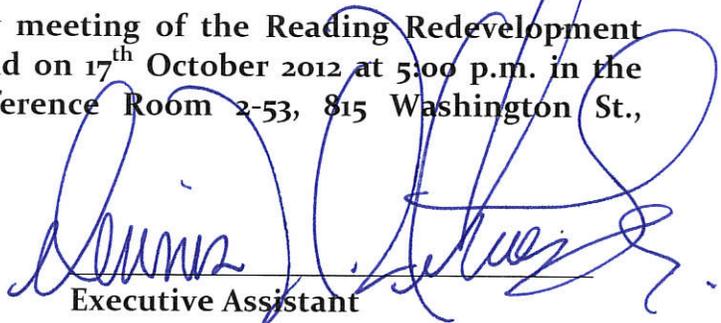
Executive Session

At this time the board entered into an executive session to discuss legal matters regarding an RFP for Parcel 32. The board agreed that once the RFP was completed, it should be shared with all the major City resources such as B.E.P. and Greater Berks Development and also put on the RRA's website.

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

The next regular monthly meeting of the Reading Redevelopment Authority is scheduled to be held on 17th October 2012 at 5:00 p.m. in the Redevelopment Authority Conference Room 2-53, 815 Washington St., Reading, PA.

Respectfully submitted by:



Executive Assistant

**No RRA meeting in the month
of
NOVEMBER 2012**

**No RRA meeting in the month
of
DECEMBER 2012**