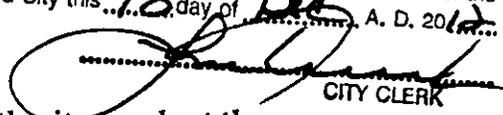


RESOLUTION NO. 137 2012

I, LINDA A. KELLEHER, City Clerk of the City of Reading, Pa., do hereby certify, that the foregoing is a true and correct copy of the original resolution passed by the Council of the City of Reading, on the 17 day of Dec A. D. 2012. Witness my hand and seal of the said City this 18 day of Dec A. D. 2012.

CITY CLERK

A Resolution of the City of Reading Local Redevelopment Authority to adopt the amended Reuse Plan for the Navy Marine Center, located in the 600 block of Kenhorst Blvd, Reading, Pennsylvania.

Whereas, the City of Reading City Council enacted Bill No. 39-2008 which created the Reading Local Redevelopment Authority (Reading LRA) subsequently enacted Bill NO. 14-2009 which clarified the composition of the Reading LRA; and

Whereas, the Reading LRA, composed of community members, representatives from the City Planning Commission, Redevelopment Authority, and members of Council worked with community members and the Swiger Consulting Group to develop the Navy Marine Center Reuse Plan to protect this low density residential neighborhood, further Reading's community development goals and work within the BRAC (Base Realignment and Closure) and HUD (Housing and Urban Development) guidelines; and

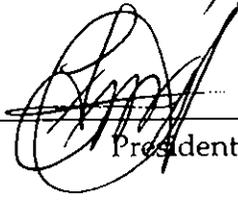
Whereas, the City of Reading City Council enacted Bill No. 30-2010 that approved the original reuse plan between the Reading LRA, Mary's Shelter and the Reading Hospital and Medical Center; however, after the Reading Hospital and Medical Center withdrew the Reading LRA needed to amend their original reuse plan; and

Whereas, after considering all factors, including assessments and analysis about the site and input from the affected neighborhood, the Reading LRA approves the amended Reuse Plan for the Navy Marine Center, which proposes that a portion of the parcel be conveyed by public benefit conveyance to Mary's Shelter and the residual purchased by the Reading Redevelopment Authority, through negotiation with the Navy.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

The City of Reading City Council adopts the amended Navy Marine Center Reuse Plan, approved by the Reading LRA and authorizes the execution and submission of the Reuse Plan and the required Legally Binding Agreement to the Navy, HUD and other required federal offices, who must ultimately approve the parcel's transfer by public benefit conveyance to Mary's Shelter.

Adopted by Council Dec 17, 2012



President of Council

Attest:



City Clerk

AMENDMENT TO THE REUSE PLAN

NAVY MARINE CENTER

615 Kenhorst Blvd., Reading PA

After holding approximately five (5) public meetings with the surrounding property owners and working with the consultants who performed various studies on and around the site regarding the highest and best reuse of the site, the Reading LRA approved the application from Mary's Shelter, who requested a one (1) acre parcel at the northwest end of the site for a new facility to house young pregnant women and from the Reading Hospital and Medical Center (TRHMC), who requested the remaining six (6) acres for a dormitory, an administrative building and a parking garage. By the end of March 2012, the Reading LRA and the City of Reading City Council approved the reuse plan for the Navy Marine Center.

The LRA and Mary's Shelter executed a Legally Binding Agreement for the one (1) acre parcel and the LRA began working with the TRHMC on their application for a no cost transfer from the Department of Health. After almost six (6) months of meetings and conference calls, TRHMC decided to withdraw from the project. The LRA immediately began outreach, including area residential and commercial realtors, to identify a potential new user. The LRA worked with three potential users who would qualify for a no cost transfer under the Department of Health or the Department of Education. Unfortunately none of these entities was able to commit to completing a project on the site that would comply with the various timelines.

During the process to identify a new user, Mary's Shelter personnel accompanied the LRA on site visits. Mary's Shelter began to realize that moving into the main facility would be more efficient, less costly and enable them to expand the number of clients served and programs offered. The LRA began meeting with the Reading Redevelopment Authority (RRA) to see if they could assist with finding a beneficial reuse of the site. In the fall of 2011, Mary's Shelter requested an amendment to their

application from receipt of a one (1) acre parcel to a request to receive the main facility that sits on the southwest end of the parcel. The LRA considered and discussed this request and discussed the effect this change could have on the development of the residual four (4) acres (approximate). Due to the down economy and real estate market, the RRA decided it would be best to purchase the remaining residual and then seek a sound development project. The LRA approved Mary's Shelter's request and adopted a resolution to amend the reuse plan (attached)

Mary's Shelter's, to be in compliance with the City's Zoning Ordinance, applied for and obtained a Conditional Use permit to operate a Group Home at this parcel, located within an R2 zoning district. The Reading City Council approved this permit at the March 26, 2012 regular business meeting.

The City of Reading retained the services of a professional surveyor, who provided a site plan (plot plan and verbal description) that shows the subdivision of the parcel. The subdivision was approved by the Reading Planning Commission and is recorded at the Berks County Recorder of Deeds Office. This will enable the Navy to have an appraisal completed to set the Fair Market Value of the subdivided parcel. After the Fair Market Value is set the RRA will submit a bid to purchase the site.



RESOLUTION NO. 1 2011

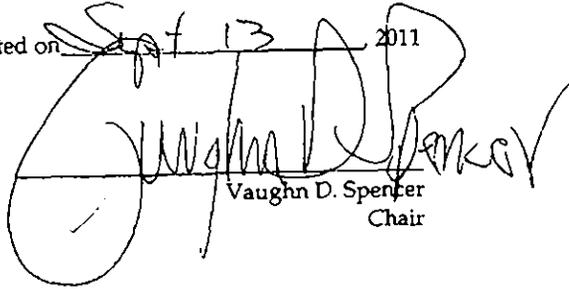
THE READING LOCAL REDEVELOPMENT AUTHORITY OF THE CITY OF READING HEREBY RESOLVES AS FOLLOWS:

1. The Reading Local Redevelopment Authority hereby authorizes the amendment of the Reuse Plan originally approved in March 2010, by conveying the main facility of the Navy Marine Center, located at 615 Kenhorst Boulevard, to Mary's Shelter extending from the boundary at the rear access road from Pershing Boulevard to the curb line of the main access road from Kenhorst Boulevard.
2. The Reading Redevelopment Authority further requests that the Navy undertake the necessary tasks to set the Fair Market Value of the remaining 6.06 acres of the Navy Marine Center, located at 615 Kenhorst Boulevard.
3. The Reading Redevelopment Authority was formed and organized pursuant to the Urban Redevelopment Law, Act of May 24, 1945, (P.L. 991) as amended (35 P.S. Sec. 1701 et seq.), for public purposes to undertake economically and socially sound redevelopment of areas in conformity with the comprehensive general plan of the City for residential, recreational, commercial, industrial or other purposes, and otherwise encouraging the provision of healthful homes, a decent living environment and adequate places of employment of the people of this Commonwealth.

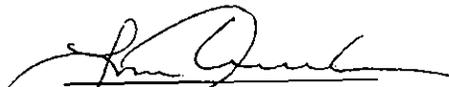
As such the Reading Local Redevelopment Authority further authorizes the amendment of the Reuse plan by authorizing the Reading Redevelopment Authority to negotiate with the Navy for the purchase of the remaining 6.06 acres which will allow the Reading Redevelopment Authority to undertake a residential economic development project which will benefit the City of Reading.

4. The Reading Local Redevelopment Authority furthermore requires that all current access roads that currently serve the Navy Marine Center remain in full use by Mary's Shelter and the future development of the remaining 6.06 acres.

Adopted on Sept 13 2011

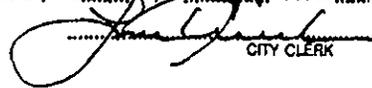

Vaughn D. Spencer
Chair

Attest:


Linda A. Kelleher CMC
City Clerk

(Council Staff)

I, LUNDA A. KELLEHER, City Clerk of the City of Reading, Pa., do hereby certify, that the foregoing is a true and correct copy of the original Resolution passed by the Council of the City of Reading, on the 13 day of Sept A. D. 20 11. Witness my hand and seal of the said City this 14 day of Sept, A. D. 20 11.

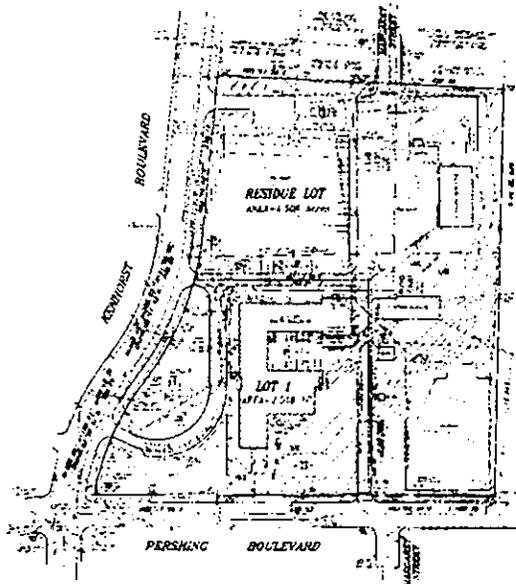

CITY CLERK



Scale: 1" = 100'

Legend:
- - - - - Proposed
- - - - - Existing

- 1. Lot Area
- 2. Lot Dimensions
- 3. Lot Shape
- 4. Lot Orientation
- 5. Lot Access
- 6. Lot Easements
- 7. Lot Encumbrances
- 8. Lot Zoning
- 9. Lot Use
- 10. Lot Value



Scale: 1" = 100'



**FINAL REDUCTION PLAN
KENNEDY BOULEVARD
RESERVE CENTER
REDEVELOPMENT PLAN**

JOHN W. EFFERT
Professional Land Surveyor
No. 10000 License
Berks County, Pennsylvania
P.O. Box 10000

SITING IN
CITY OF READING, BERKS COUNTY, PENNSYLVANIA

DATE: 11/11/2011
TIME: 10:00 AM
PROJECT: KENNEDY BOULEVARD
RESERVE CENTER
REDEVELOPMENT PLAN

DATE: 11/11/2011
TIME: 10:00 AM
PROJECT: KENNEDY BOULEVARD
RESERVE CENTER
REDEVELOPMENT PLAN