

MINUTES

BERKS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

March 11, 2019

The March 11, 2019 meeting of the Berks County Industrial Development Authority, held at the Berks County Services Center, 633 Court Street, 14th Floor Library Room, Reading, PA 19601, was called to order at 8:30 AM by Chairman Joseph M. Eways, II.

Members Present: Joseph M. Eways, II
James A. Adams (via phone)
Robert F. Firely
Eric W. Jenkins
Rebecca M. Wingenroth

Others Present: William G. Koch, Jr., CPA/Auditor, Wm. G. Koch & Associates
Eric Mountz, Sr. Project Manager, Traffic Planning & Design, Inc.
Thomas J. Meagher, Sr., VP, Blue Rock Construction, Inc.
Thomas Gutherman, Sr. Project Manager, Blue Rock Construction, Inc.
Commissioner Mark C. Scott, Esquire
Jessica D. Blausner, Executive Assistant to Commissioner Barnhardt
Michael A. Setley, Esquire, Solicitor
Thomas C. McKeon, BCIDA Executive Director
Vicki L. Bentz, BCIDA Administrative Assistant/Bookkeeper

Mr. William G. Koch, Jr., of William G. Koch and Associates presented and reviewed the draft 2018 audit which was previously forwarded to the Board members. Mr. Koch stated it is a clean audit. A motion to accept will be made at a subsequent meeting upon presentation of the final audit.

There being no further business to come before the Board, at 8:59 AM the regular meeting was recessed and the Board entered executive session. In the executive session, matters related to legal and real estate issues were discussed. No official action was taken pertaining to the legal matter. The matter relating to the real estate issue was discussed and the following action was taken in the reconvened regular meeting at 10:20 AM: A motion was made by Mr. Firely, seconded by Mr. Jenkins and unanimously carried to report as a loss \$212,818 for the general fund land held for development (two lots across from BP 78) which will result in carrying a \$100,000 non-current asset.

A motion to adopt the Resolution verifying the signatory of the Chairman and Executive Director on the PennDOT Deed Fee Simple form for the right-of-way portion of the former Myers' property at 2207 Bernville Road was made by Ms. Wingenroth, seconded by Mr. Jenkins and unanimously approved.

A motion to approve the minutes for the February 11, 2019 Board meeting was made by Mr. Jenkins, seconded by Mr. Firely and unanimously approved.

Mr. Jenkins made a motion to approve the January and February income and expense reports, financial statements and the operating and cash flow reports. The motion was seconded by Ms. Wingenroth and unanimously approved.

A motion to approve the Phased Plan Memorandum of Understanding between BCIDA and Bern Township as originally approved in May 14, 2018 was made by Ms. Wingenroth, seconded by Mr. Jenkins and unanimously approved.

A proposal for the artifact salvage in the amount of \$12,360. to the Berks Military History Museum was received. In addition, a proposal in the amount \$9,350 to BCIDA was received for the building demolition. In October 2018, it was unanimously approved to contribute \$10,000 towards the artifact removal. Upon motion by Mr. Jenkins, seconded by Mr. Firely and unanimously approved, it was agreed to honor the prior commitment of \$10,000 only for the artifact salvage and approve the \$9,350 demolition proposal.

Ms. Wingenroth made a motion to adopt two Resolutions pertaining to the RACP with Berks Community Health Center. Mr. Jenkins seconded the motion and it was unanimously approved.

There being no further business to come before the Board, at 10:38 AM the regular meeting was recessed and the Board entered executive session. In the executive session, matters related to real estate issues were discussed and action was taken as follows in the reconvened regular meeting at 10:51 AM:

- A motion by Ms. Wingenroth, seconded by Mr. Jenkins and unanimously approved was made to accept the withdrawal from Empire Services of their BP 183 infrastructure bid.

- A motion to accept the bid proposals for the BP 183 infrastructure and intersection projects by Horst Excavating and Landis C. Deck & Sons Site Contractors, Div. of H & K Group, Inc. respectively, was made by Mr. Firely, seconded by Ms. Wingenroth and unanimously approved.

Mr. McKeon reported:

- the ULI training by Charles Long was well attended by nearly 70 municipal and city council and staff. Mr. Long itemized that the financial gap between the cost and developing along Penn Street to be approximately \$12M. There is 1M square feet of office space that is either vacant or about to be vacant in Downtown Reading.

- the What's So Cool About Manufacturing awards ceremony was attended by a record turnout. It is the biggest contest in PA.

There being no further business to come before the Board, at 11:10 AM on motion by Mr. Firely and seconded by Mr. Jenkins the meeting was adjourned.

Respectfully submitted,

Executive Director