

MINUTES

BERKS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

August 10, 2020

The August 10, 2020 meeting of the Berks County Industrial Development Authority, held off-site due to the ongoing pandemic as advertised in the *Reading Eagle* on August 5, 2020, was called to order at 8:30 AM by Chairman, Joseph M. Eways, II.

Members Present: Joseph M. Eways, II
James A. Adams
Robert F. Firely
Eric W. Jenkins
Terri C. Lampe Melcher

Others Present: Michael A. Setley, Esquire, Solicitor
Jeremy R. Zaborowski, BerksIDA Deputy Director
Vicki L. Bentz, BerksIDA Administrative Assistant/Bookkeeper

Attending via Zoom: Thomas C. McKeon, BerksIDA Executive Director
Mary L. Buerer, Executive Assistant to Commissioner Leinbach
Jessica D. Blauser, Executive Assistant to Commissioner Barnhardt
Barbara J. Lopez, Executive Assistant to Commissioner Rivera

A motion to approve the minutes of the July 13, 2020 Board meeting was made by Mr. Adams, seconded by Mr. Firely and unanimously approved.

Mr. Adams made a motion to approve the July income and expense reports, financial statements and the budget reports which were updated to include interest income. Mr. Firely seconded the motion and it was unanimously approved.

A motion to execute the deed for the BP 78 Brown Road cul-de-sac to NorthPoint was made by Mr. Jenkins, seconded by Mrs. Melcher and unanimously approved.

Mr. Jenkins made a motion to ratify the action of the Board regarding their approval of Blue Rock Construction's Amendment to Owner and Construction Manager Agreement relating to BP 183's bidding and construction. Mrs. Melcher seconded the motion and it was unanimously approved.

Upon discussion pertaining to a Water Line Extension Agreement with Reading Area Water Authority in connection with the relocation of water lines at BP 183, it was decided to poll the Board upon receipt and review of the Agreement and then ratify same at September's Board meeting.

Mr. Eways made a motion to prepare a check for the final payment to Reading Area Water Authority in the amount of \$85,000 pertaining to the Berks Park 78 third well matter as well as receiving a duly executed complete release from any further liability with respect to this matter. Mr. Jenkins seconded the motion and it was unanimously approved.

Mrs. Melcher approved a motion to agree for the BerksIDA to be the applicant for the Medical Arts Building Rehabilitation RACP application by Mr. Alan Shuman. Mr. Adams seconded the motion and it was unanimously approved.

Mr. McKeon provided an update concerning the comprehensive economic development strategy meetings. The Board gave their support for Mr. McKeon to continue with the program.

Mr. Eways asked the Board to think about the BerksIDA providing funds to assist or play a role in aiding small businesses affected by COVID-19.

Mr. McKeon commented on the weekly submittal from Blue Rock which was copied to the Board. The construction is moving ahead. Due to Met-Ed's storm damage repair work, D. H. Funk will perform some of Met-Ed's work at BP 183 which will result in a credit from Met-Ed and additional billing from D.H. Funk.

Mr. Zaborowski reported that the loan closing with Community First Fund will occur today and Mr. Shuman's closing regarding the 108 N. 9th Street property will occur later this week. Concerning Mr. Sanshez's financing, Community First Fund was not awarded the New Market Tax Credit so they are working with other institutions for financing.

At 10:04 AM, the regular meeting was recessed and the Board entered into executive session. In the executive session, a matter related to real estate was discussed and the following action was taken in the reconvened regular meeting at 10:09 AM. Mr. Adams made a motion to approve the Agreement of Sale with SunCap on the terms presented to the Board. The motion was seconded by Mr. Jenkins and unanimously approved.

At 10:10 AM, the regular meeting was again recessed and the Board entered into executive session. In the executive session, matters related to personnel were discussed but no official action was taken pertaining to these matters.

The Board reconvened the regular meeting at 10:50 AM. There being no further business to come before the Board, at 10:50 on motion by Mrs. Lampe Melcher and seconded by Mr. Firely, the meeting was adjourned.

Respectfully submitted,

Executive Director