

MINUTES

BERKS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

September 14, 2020

The September 14, 2020 meeting of the Berks County Industrial Development Authority, held off-site due to the ongoing pandemic as advertised in the *Reading Eagle* on September 10, 2020, was called to order at 8:40 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
Tom Gutherman, Senior Project Manager, Blue Rock Construction Co.
Michael S. Rivera, Commissioner
Christian Y. Leinbach, Commissioner
Mary L. Buerer, Executive Assistant to Commissioner Leinbach
Pamela Shupp, Deputy Chief Admin Officer & Econ Dev Director

A motion to approve the minutes of the August 10, 2020 Board meeting was made by Mr. Firely, seconded by Mr. Adams and unanimously approved.

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

Ms. Shupp was introduced and welcomed in her new role with the County as Deputy Chief Administrative Officer and Economic Development Director. She provided a snapshot of her role and overview of the Commonwealth of PA grants.

Mr. Adams made a motion to ratify the approval and execution of the Waterline Extension Agreement between RAWA and BerksIDA for the relocation of water lines at BP 183. Mr. Firely seconded the motion and it was unanimously approved.

A motion was made by Mr. Adams, seconded by Mrs. Melcher and unanimously approved for the following BP 183 Change Orders:

VERIZON

- \$13,229.00 – relocate pole, conduit and copper cable (\$3,936 previously paid)

D. H. FUNK & SONS, LLC

- \$320,000.00 – Credit for the reduction in alternates #1 and #2 pertaining to the Loop Road/Common Drive
- \$1,993.04 – First Aviation Road sinkhole repair
- \$50,271.75 – Met-Ed line trenching to the RRAA Control Tower. BerksIDA should receive a credit from Met-Ed for the role change
- \$61,788.66 - RAWA to extend into IMP
- \$33,597.60 – Revisions to IMP parking lot and storm water
- \$24,280.00 – Remove/replace unsuitable soil at sections toward Rt 183 entrance

H & K GROUP

- \$15,367.86 – Additional manhole structure and pipe
- \$24,705.00 – Rip rap swale on Enersys property

The Funk CO for \$15,092.10 for the schedule delay due to RAWA Agreement negotiations was withdrawn pending interpretation of the contract regarding delay reimbursements.

Mr. McKeon reported on:

- A letter was received from Brian Potts, Bern Township Manager, regarding residents' concerns on Egle Road flooding. Inquiring if BerksIDA will do something more than we have already done on standard water intersection practices. However, it was acknowledged by the Township that flooding concerns existed prior to construction. After discussion, Mr. McKeon will reply to the Township that PennDOT and Bern Township's engineers approved the plans which provide an improvement for less flow post construction than preconstruction.
- SunCap submitted a sketch plan to the Township Planning meeting. Concerns were a slight increase in traffic but not significant to trigger a traffic light. TPD performed a significant traffic study. The fire marshal will investigate the emergency access for the lots. SunCap hired Liberty Environmental to perform a Phase I environmental study and Ludgate for the engineering.
- There continues to be interest in Lot H. An in-depth review is underway.

Mr. Zaborowski reported on:

- PEDA was polled regarding gaps in bridge financing. Businesses with less than 100 people are focused on grants, not loans. Mr. Pick of the Redevelopment Authority informed Mr. Zaborowski that there is no opportunity for BerksIDA.
- As approved at the July meeting, Mr. Shuman's financing has been settled but the grocery store is currently on hold.
- Met with a company that provides capital offsets for flood areas such as BP 183's land by the river; however, they are not interested.

At 9:38 AM, the regular meeting was recessed and the Board entered 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 10:42 AM. There being no further business to come before the Board, at 10:42 on motion by Mr. Firely and seconded by Mr. Jenkins, the meeting was adjourned.

Respectfully submitted,

Executive Director