

MINUTES

BERKS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

October 19, 2020

The October 19, 2020 meeting of the Berks County Industrial Development Authority, held off-site due to the ongoing pandemic as advertised in the *Reading Eagle* on October 15, 2020, was called to order at 8:30 AM by Chairman, Joseph M. Eways, II.

Members Present: Joseph M. Eways, II
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: James A. Adams
Thomas C. McKeon, BerksIDA Executive Director
Tom Gutherman, Senior Project Manager, Blue Rock Construction Co.
David S. Coyne, QEP, Chief Operations Officer, Liberty Environmental
Christian Y. Leinbach, Commissioner
Kevin S. Barnhardt, Commissioner
Mary L. Buerer, Executive Assistant to Commissioner Leinbach

After presentation and discussion of the bids received for the pistol range capping project, Mr. Firely made a motion to award the bid to D. H. Funk & Sons, LLC who was the lowest responsible bidder from the advice of Messrs. Gutherman and Coyne of Blue Rock Construction, Inc. and Liberty Environmental, Inc., respectively. Mr. Jenkins seconded the motion and it was unanimously approved.

A motion to approve the minutes of the September 14, 2020 Board meeting was made by Mr. Jenkins, seconded by Mr. Adams and unanimously approved.

Mr. Jenkins made a motion to approve the September income and expense reports, financial statements and the budget reports. Mr. Firely seconded the motion and it was unanimously approved.

Mrs. Melcher made a motion to approve and execute the Cooperation Agreement with the Berks County Industrial Development Foundation as required for the Berks Park 183 RACP grant (ME 300-1259). The motion was seconded by Mr. Jenkins and it was unanimously approved.

A motion was made by Mr. Jenkins to approve and execute the Dedication and Acceptance Agreement and the Easement Agreement with RAWA in accordance with the Waterline Extension Agreement previously approved at the September 14, 2020 meeting. In addition, a \$500 security fee

for the water system improvements maintenance period was approved. Mrs. Melcher seconded the motion and it was unanimously approved.

Mr. Jenkins made a motion which was seconded by Mrs. Melcher and unanimously approved for the following BP 183 Change Orders:

D. H. FUNK & SONS, LLC

- Extend contract by seven (7) days due to RAWA's "stop work" notice until agreement negotiations were finalized. (#5)
- \$9,791.02 – Extend sanitary and storm water conflicts (#8)
- \$4,450.50 – Extend sanitary manhole at new wall (#9)
- \$9,916.60 – Field changes / rip rap slope, precast inlet (#10)
- \$3,350.00 – Trench rock at RAWA extension to IMP (#11)
- \$ 575.00 – Trench rock for Met-Ed / to be reimbursed (#12)

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

H & K GROUP

- \$2,980.07 – Moving MAW line at Enersys Drive (#3)
- \$3,493.93 – Sink hole repair at inlet 13 (#4)

The following yet-to-be-determined amounts for H & K Group Change Orders were provided for informational purposes which will likely result in an overall credit:

- TBD – Increase for road striping (#5)
- TBD – Deduct crack sealing (#6)
- TBD – Credit undercut (#7)
- TBD – Credit milling (#8)

Mr. McKeon reported on:

- Currently, D. H. Funk is on schedule to complete the infrastructure work by the end of November and H & K Group is on schedule to complete the intersection work by the end of October.
- The Economic Development Strategy group is planning on getting up and running by the beginning of 2021.
- A second party is interested in Lot H at BP 183. A letter-of-intent was received last week.
- Discussions are proceeding with the party interested in Lot A at BP 183 for the 100,000 SF building.
- SunCap's proposal is proceeding. They met twice with the Bern Township Planning commission.

At 9:05 AM, the regular meeting was recessed and the Board entered executive session. In the executive session, Mr. Zaborowski presented a matter related to real estate but no official action was taken pertaining to this matter.

The Board reconvened the regular meeting at 9:07 AM. A discussion was held pertaining to the holiday dinner. It was decided no dinner will be held this year due to COVID-19.

Mr. Gutherman from Blue Rock Construction informed the Board that misplaced MAW Communication lines were discovered upon excavation and they must be relocated. These lines are connected with the County's emergency lines. It will be a night-time relocation. MAW's proposal is \$56,413.28. The Board asked Mr. Gutherman to discuss with MAW if they would split or pay a portion of the cost.

At 9:16 AM, the regular meeting was recessed and the Board enter the Foundation's meeting. The Board reconvened the regular meeting at 9:25 AM.

The Board discussed the solicitor and auditor responses to the RFP. The Board agreed to interview the three non-incumbent solicitor candidates at the November 9 Board meeting. Mrs. Bentz will schedule half-hour appointments with each candidate.

A motion was made by Mr. Adams, seconded by Mrs. Melcher and unanimously approved, with Mr. Firely abstaining, to appoint Herbein and Company, Inc. as the upcoming auditor for a three-year term as presented in their proposal.

At 9:40 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 10:18 AM. There being no further business to come before the Board, at 10:18 on motion by Mr. Jenkins and seconded by Mr. Firely, the meeting was adjourned.

Respectfully submitted,

Executive Director