

## MINUTES

### BERKS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

November 9, 2020

The November 9, 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  
Brian Boland, Esquire, Kozloff Stoudt  
Christopher Hartman, Esquire, Hartman, Valeriano, Magovern & Lutz, PC  
John Miravich, Esquire, Fox Rothschild, LLP

Attending via Zoom: James A. Adams  
Thomas C. McKeon, BerksIDA Executive Director  
Tom Gutherman, Senior Project Manager, Blue Rock Construction Co.  
Christian Y. Leinbach, Commissioner  
Kevin S. Barnhardt, Commissioner  
Michael S. Rivera, Commissioner  
Jessica D. Blausen, Executive Assistant to Commissioner Barnhardt  
Barbara J. Lopez, Executive Assistant to Commissioner Rivera

The Board interviewed the four applicants for the solicitor position. Prior to the meeting's conclusion, a motion was made by Mr. Jenkins to re-appoint Michael A. Setley from the law firm of Georgeadis Setley as the BerksIDA's solicitor. The motion was seconded by Mrs. Melcher and unanimously approved except for Mr. Firely who previously left the meeting at 11:05.

A motion to approve the minutes of the October 19, 2020 Board meeting was made by Mrs. Melcher, seconded by Mr. Jenkins and unanimously approved.

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

Mr. Zaborowski reviewed the financing proposal for the 4<sup>th</sup> and Elm Streets grocery project by Leopoldo Sanchez (KBLC, LLC) for the refinancing of the construction phase funds. After discussion, the Board asked Mr. Zaborowski to discuss alternatives with the Community First Fund and update them.

Mr. Jenkins made a motion to ratify the unanimous email approvals by the Board concerning the payment to MAW Communications to cover their line relocation at Berks Park 183. The motion was seconded by Mrs. Melcher and it was unanimously approved.

Mr. Gutherman from Blue Rock Construction explained Change Order #13 request for the capping of the existing RAWA main at the first tapping next to US Anodize (formerly Industrial Metal Plating). The Board requested Mr. Gutherman to ask RAWA and US Anodize to each pay one-third of the cost. No approval was authorized at this time.

Mr. Gutherman noted that there will be a few more change orders next month for removing unsuitable soils from another area and grading on Aviation Road. The pistol range capping contract was received and Mr. Gutherman is waiting on the final schedule from the contractor.

Mr. McKeon commented on the submission of the payment requests for the RACP and Multimodal Transportation Fund grant reimbursements to date. He complimented Mrs. Bentz for her diligence in timely forwarding the payment requests to the appropriate agencies.

Mr. McKeon also updated the Board on four real estate prospects for Berks Park 183.

At 11:30 AM, the regular meeting was recessed and the Board entered executive session. In the executive session, a matter related to personnel was discussed; however, no official action was taken pertaining to this matter.

The Board reconvened the regular meeting at 12:06 PM. There being no further business to come before the Board, at 12:06 on motion by Mr. Jenkins and seconded by Mrs. Melcher, the meeting was adjourned.

Respectfully submitted,

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Executive Director