

## MINUTES

### BERKS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

February 8, 2021

The February 8, 2021 meeting of the Berks County Industrial Development Authority was held via Zoom and called to order at 8:31 AM by the Chairman, Mr. Adams.

Members Present: James A. Adams  
Robert F. Firely  
Eric W. Jenkins  
Terri C. Lampe Melcher

Others Present: Michael A. Setley, Esquire, Solicitor  
Jeremy R. Zaborowski, Executive Director  
Vicki L. Bentz, Recording Secretary  
Tom Gutherman, Senior Project Manager, Blue Rock Construction Co.  
Christian Y. Leinbach, Commissioner  
Kevin S. Barnhardt, Commissioner  
Mary L. Buerer, Executive Assistant to Commissioner Leinbach  
Jessica D. Blausler, Executive Assistant to Commissioner Barnhardt  
Pamela Shupp, Deputy Chief Admin Officer & Econ Dev Director

Mr. Gutherman reviewed the three Berks Park 183 Change Orders. A motion was made by Mr. Jenkins, seconded by Mr. Firely and unanimously approved for the following:

D. H. FUNK & SONS, LLC (Total \$41,630.11)

- \$15,521.08 – Unsuitable soils in IMP parking lot (#27)
- \$18,106.13 – Sinkholes at Basin 4H (#28) Additional costs will be coming as this is resolved
- \$ 8,002.90 – Prevailing wage adjustments (#29)

As reviewed last month regarding the Jersey barrier protection for the exposed storm line, Mr. Gutherman provided pictures. Any action to remediate this was tabled until next month.

A motion to approve the minutes of the January 11, 2021 Board meeting was made by Mr. Firely, seconded by Mrs. Melcher and unanimously approved.

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

Mr. Jenkins made a motion to approve the 2021 sponsorship of the What's So Cool About Manufacturing program for \$2,500. This year will be a total virtual program due to the pandemic. Mr. Firely seconded the motion and it was unanimously approved except for Mrs. Melcher abstaining from the vote. Mr. Jenkins suggested cross supporting this program on BerksIDA's website.

Mrs. Melcher made a motion to extend the listing agreement which expires March 23, 2021, for Berks Park 183 with Jeff Williams of Jones Lang LaSalle for one year, through March 2022. The motion was seconded by Mr. Jenkins and unanimously approved.

Mrs. Melcher made a motion to approve an increase to the Pistol Range Act 2 Reporting Industrial Sites Reuse grant by \$1,237 (net), extend the termination date to June 30, 2022 and approve Messrs. Zaborowski and Jenkins as e-signatures on the amendment. Mr. Firely seconded the motion and it was unanimously carried.

Mr. Zaborowski reported on:

- A Change Order will be brought to the table in the upcoming month for a dumpster rental to remove tires illegally dumped at BP 183.
- The Amity TIF is going well. The Daniel Boone School District approved the first step. The TIF is to provide for the water and sewer brought to the site. Mr. Firely made a motion to change the TIF fee structure to have an upfront fee of 150 basis points of the total loan amount and keep everything else consistent with the current structure. The motion was seconded by Mr. Jenkins and unanimously approved.
- As a result of a meeting with Mr. Murray from RAWA, the escrow should be returned to BerksIDA shortly. Mr. Zaborowski recommended withdrawing the IDA request for one-third reimbursement from RAWA (\$1,984.57) for the capping of the RAWA water line behind IMP should the matters at BP 78 be settled.

At 9:12 AM, the regular meeting was recessed and the Board entered executive session. In the executive session, matters related to real estate were discussed; however, no official action was taken pertaining to these matters.

The Board reconvened the regular meeting at 9:32 AM. With the completion nearing of Berks Park 183, Mr. Adams suggested pursuing other projects. Mr. Zaborowski reported that he has reached out to the City of Reading to partner with them on projects; however, they were not interested at this time. Mr. Adams also suggested to have a guest speaker at each Board meeting to learn more about that speaker's projects and look for ways for the IDA to collaborate.

There being no further business to come before the Board, at 9:42 on motion by Mrs. Melcher and seconded by Mr. Firely, the meeting was adjourned.

Respectfully submitted,

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Executive Director