

MINUTES

BERKS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

July 12, 2021

The July 12, 2021 meeting of the Berks County Industrial Development Authority was held off-site and with Zoom availability and called to order at 8:30 AM by the Chairman, Mr. Adams.

Members Present: James A. Adams
Kirsten S. Deysher
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
Thomas C. Mc Keon, Former Executive Director, BerksIDA
Steve Willems, Managing Principal & Business Director of NAI
Keystone Commercial & Industrial, LLC
Megan Zettlemyer, Marketing Manager of NAI Keystone
Tom Gutherman, Senior Project Manager, Blue Rock Construction Co
Pamela Shupp, Deputy Chief Admin Officer & Econ Dev Director
Mary L. Buerer, Executive Assistant to Commissioner Leinbach
Barbara J. Lopez, Executive Assistant to Commissioner Rivera

Mr. Willems was the guest speaker and provided an overview of the current state of the Berks Industrial Market. Challenges and opportunities for the BerksIDA were also discussed.

Recognition for Messrs. Mc Keon and Eways's services to the County and BerksIDA were acknowledged. Mr. Adams personally thanked Mr. Mc Keon who attended the meeting. Proclamations from the County Commissioners and BerksIDA Board were handed to Mr. Mc Keon and will be delivered to Mr. Eways.

Mr. Gutherman reviewed the final Berks Park 183 Change Order #33 for D. H. Funk & Sons, LLC. A motion was made by Mrs. Melcher, seconded by Mr. Jenkins and unanimously approved for \$15,485.69 which covered improvements at RRAA's sewer treatment plant.

Mrs. Melcher made a motion, which was seconded by Mr. Jenkins and unanimously approved to refund to Mr. Mc Keon the IRS federal tax withholding reimbursed to BerksIDA for excess tax withheld from his severance payment, which includes interest in the amount paid by the IRS to BerksIDA.

A motion to approve the minutes of the June 14, 2021 Board meeting was made by Mr. Jenkins, seconded by Mrs. Deysher and unanimously approved.

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

Mr. Zaborowski reviewed:

- the new Dashboard page which accompanied June's monthly reports summarizing the reports to provide a data snapshot for the Board
- the Redevelopment Authority's financing should go to settlement this month
- the Reading School District approved the sale of Mr. Shuman's property for settlement this week which will pay off BerksIDA's loan with Community First Fund
- Senator Casey did not select Mr. Shuman's Trexler Mansion for funding. As a matter of fact, no Berks County project was selected from the entries
- mid-year performance goals update will be forwarded to the Board

At 9:30 AM, the regular meeting was recessed and the Board called to order the Foundation's meeting. The regular meeting was reconvened at 9:33 AM.

At 9:33 AM, the regular meeting was recessed and the Board entered executive session. In the executive session, matters related to real estate were discussed. No official action was taken pertaining to these matters.

The Board reconvened the regular meeting at 9:57 AM. Mr. Jenkins questioned BerksIDA's role in the Tower Health's bond financing deal. Mr. Setley reassured that there is no threat to BerksIDA since the IDA is a conduit to the financing and is fully indemnified.

There being no further business to come before the Board, at 10:05 AM on motion by Mrs. Melcher and seconded by Mrs. Deysher, the meeting was adjourned.

Respectfully submitted,

Executive Director