

MINUTES

BERKS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

October 18, 2021

The October 18, 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
Terrence Gerlich, Managing Director of SEI Investments Company
Christian Y. Leinbach, Commissioner
Michael S. Rivera, Commissioner
Pamela Shupp, Deputy Chief Admin Officer & Econ Dev Director
Mary L. Buerer, Executive Assistant to Commissioner Leinbach
Jessica D. Blausner, Executive Assistant to Commissioner Barnhardt

Mr. Gerlich was the guest speaker and provided the annual review of the Foundation's investment account and gave an overview of the investment market. The Board discussed portfolio risk and decided to make no adjustments.

A motion to approve the minutes of the August 9 and 24, 2021 Board meetings were made by Mrs. Deysher, seconded by Mr. Firely and unanimously approved.

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

A motion to approve and execute the Agreement By and Between BerksIDA and Reading Historic Properties, LP was made by Mr. Jenkins, seconded by Mrs. Melcher and unanimously approved.

Mrs. Melcher made a motion to approve and execute the First Amendment to Agreement of Purchase and Sale with Aviation Road Reading, LLC (SunCap). This was seconded by Mr. Jenkins and unanimously approved.

Mr. Jenkins made a motion to ratify the September 27 unanimous Board consent via email to approve BerksIDA's signing of the Amicus Brief pertaining to the issuance of bonds for construction

financing in supporting Ursinus College's position in Ursinus College v. IBEW Local No. 98 and the contribution of no greater than \$5,000 to ensure the brief gets funded and written. Mrs. Melcher seconded the motion and it was unanimously approved.

Mr. Zaborowski reviewed the 2022 Action Plan and the updated Land Acquisition, Bridge Loan Financial and Development Fund policies. Mrs. Deysher made a motion to accept the 2022 Action Plan and formally adopt the three policies which was seconded by Mr. Firely and unanimously approved.

Mr. Zaborowski's updates:

- potential holiday dinner dates were reviewed and the attendees were to provide Mrs. Bentz with their availability as soon as possible.
- awaiting estimate to repair the BP 183 damaged guiderail.
- anticipating SunCap's settlement on Wednesday. They requested to use Lot A for steel storage from November to March. Mr. Setley has prepared a Hold Harmless Agreement. Mrs. Deysher made a motion to approve the storage and Agreement. The motion was seconded by Mrs. Melcher and unanimously approved.
- Imagine Berks updates provided in the monthly reports.

At 9:40 AM, the regular meeting was recessed, and the Board entered executive session. In the executive session, matters related to real estate were discussed.

The Board reconvened the regular meeting at 9:55 AM.

Mrs. Deysher made a motion to authorize the Executive Director to execute a Letter of Intent with Burkey Development Group. Mr. Jenkins seconded the motion and it was unanimously approved.

There being no further business to come before the Board, at 10:00 AM the meeting was adjourned.

Respectfully submitted,

Executive Director