

MINUTES

BERKS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

January 28, 2022

The January 28, 2022 meeting of the Berks County Industrial Development Authority, held remotely due to the ongoing pandemic, as advertised in the *Reading Eagle* on January 21, 2022, was called to order at 8:30 AM by Chairman, Mr. Jenkins.

Members Present: Eric W. Jenkins
James A. Adams
Terri C. Lampe Melcher
Kirsten S. Deysher

Member Absent: Robert F. Firely

Others Present: Michael A. Setley, Esquire, Solicitor
Jeremy R. Zaborowski, Executive Director
Vicki L. Bentz, Recording Secretary
Kevin S. Barnhardt, Commissioner
Jessica D. Blausner, Executive Assistant to Commissioner Barnhardt
Scott Troy, Director of Client Services, Power Kunkle

A motion to approve the minutes of the December 13, 2021 Board meeting was made by Mrs. Deysher, seconded by Mrs. Melcher and unanimously approved.

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

Mr. Adams made a motion to approve the health insurance coverage option 1 as recommended by Mr. Zaborowski, which includes post-tax compensation for any employees who opt out of IDA health insurance per our employee handbook. Mrs. Melcher seconded the motion and it was unanimously approved.

Mr. Zaborowski reviewed the proposed 2022 General and Berks Park 183 budgets. Upon motion by Mrs. Deysher, seconded by Mr. Adams and unanimously approved, the budgets were approved as presented.

A motion was made by Mr. Adams to authorize Mr. Zaborowski to execute the Acknowledgement and Consent Agreement with Reinvestment Fund (RFIA Impact Accelerator Bridge Loan Fund I, LLC) regarding Mr. Alan Shuman's RACP grant ME 300-2183, Berks County Trust Company Building, pending review by the PA Office of Budget RACP department. This is to acknowledge RFIA's assignment of this grant for their bridge loan. Mrs. Melcher seconded the motion and it was unanimously approved.

Mrs. Melcher made a motion to approve the BP 183 guiderail repair by ProMax Fence Systems for \$5,891. A \$5,000 claim has been filed with the defendant's insurance company. The balance will be pursued for restitution through the District Attorney's office. Mrs. Deysher seconded the motion and it was unanimously approved.

A motion was made by Mrs. Melcher, seconded by Mrs. Deysher and unanimously approved for Mr. Zaborowski to execute the Endurance Amendment to extend the purchase period deadline to August 1, 2022, due to the entitlements not finalized. The FAA must approve the height. The 90-day due diligence period will begin upon conditional use approval of building height.

Mrs. Deysher made a motion to approve the RRAA 50,000 gpd sewer allocation at BP 183 on an FAR pro rata basis. Mr. Adams seconded by motion and it was unanimously approved.

Mr. Zaborowski's updates:

- Mr. Shuman asked for \$2.25M bridge financing for the Medical Arts RACP. The Board agrees with Mr. Zaborowski's recommendation to support financing at levels consistent with our bridge loan policy.
- A 2022 Board meeting calendar was forwarded. It was suggested to include it in the body of each meeting's invite.
- Mr. Zaborowski suggested to create a public comment policy.
- An update to the SEP program will be presented by Mr. Zaborowski.
- Commissioner Rivera asked Mr. Zaborowski to serve on the ARP selection committee to assist in the County's allocation of \$81M.
- At the March Board meeting, the IMAGINE Berks should present their initial review.

There being no further business to come before the Board, at 9:34 AM the meeting was adjourned.

Respectfully submitted,

Executive Director