

MINUTES

BERKS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

MARCH 14, 2022

The March 14, 2022 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. Jenkins.

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

Others Present: Michael A. Setley, Esquire, Solicitor
Douglas P. Rauch, Esquire, Georgeadis Setley
Jeremy R. Zaborowski, Executive Director
Vicki L. Bentz, Recording Secretary
Christopher M. Turtell, CPA, Partner, Herbein & Co., Inc.
Megan N. Thompson, CPA, Manager, Herbein & Co., Inc.
David N. Hunter, Sr., AICP, Executive Director, Berks County Planning Commission
Christian Y. Leinbach, Commissioner
Kevin S. Barnhardt, Commissioner
Pamela Shupp, Deputy Chief Admin Officer & Econ Dev Director
Jessica D. Blausner, Executive Assistant to Commissioner Barnhardt
Barbara J. Lopez, Executive Assistant to Commissioner Rivera

Mrs. Thompson of Herbein & Company, Inc. reviewed the draft 2021 financial statement audit which was previously forwarded to the Board members. Mrs. Thompson stated it is a clean, unmodified opinion. A motion to accept the audit was made by Mrs. Deysher, seconded by Mrs. Melcher and unanimously approved.

Mr. Rauch presented the Third Note Modification Agreement and Resolution 02-22 which modifies the interest rate and adds a prepayment penalty for the Unique Pretzel Bakery, Inc. revenue bonds. Mr. Firely made a motion to approve the Agreement and adopt the Resolution which was seconded by Mrs. Melcher and unanimously approved.

A motion to approve the minutes of the January 28, 2022 Board meeting was made by Mrs. Deysher, seconded by Mr. Firely and unanimously approved.

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

Mr. Adams made a motion to extend the listing agreement which expires March 23, 2022, for Berks Park 183 with Jeff Williams of Jones Lang LaSalle for one year, through March 2023. The motion was seconded by Mrs. Melcher and unanimously approved.

Mr. David N. Hunter, Sr. of the Berks County Planning Commission was the guest speaker and provided the background of the Planning Commission's role in Berks County and what is currently in the works.

Mrs. Deysher made a motion to adopt and execute Resolution 01-22 for the Business In Our Sites (BOS) combination loan and grant application to support infrastructure and site develop for Lots A, F and G at Berks Park 183. Mr. Zaborowski will apply for a \$6M loan and \$4M grant to kick start these lots. Mrs. Melcher seconded the motion and it was unanimously approved.

A current appraisal must be obtained to accompany the BOS request. A motion was made by Mr. Firely, seconded by Mrs. Melcher and unanimously approved to authorize Mr. Zaborowski to obtain the appraisal.

Mrs. Deysher made a motion, seconded by Mrs. Melcher and unanimously approved to authorize Mr. Zaborowski to execute the Agreement By and Between BerksIDA and Medical Arts Development, LP for RACP assistance for the Medical Arts Building.

In connection with the Medical Arts Building RACP request, Mrs. Melcher made a motion to authorize Mr. Zaborowski to execute the Agreement By and Between the County and BerksIDA. Mrs. Deysher seconded the request and it was unanimously approved.

A motion was made by Mr. Firely, seconded by Mrs. Melcher and unanimously approved for Mr. Zaborowski to execute the Reservation Agreement-Contract Demand By and Between Met-Ed Company and BerksIDA to reserve power capacity at BP 183.

Mrs. Deysher made a motion to authorize Mr. Zaborowski to execute the SunCap Laydown Yard Agreement Amendment to extend the use of Lot A as laydown for soil and structural steel and for SunCap to pay one-half of the cost of Met-Ed's electric power reservation payment until its building is connected to and served by Met-Ed. Mrs. Melcher seconded the motion and it was unanimously approved.

Mr. Zaborowski's updates:

- A tentative save-the-date of June 28 for a joint GRCA Board meeting from 4 – 6 p.m. Location to be determined.
- The City of Reading asked to include the BerksIDA's website on the City's promotional website video.
- At the request of Mrs. Deysher, an update on the brownfields sites was provided.
- Endurance needs FAA's final approval and then the conditional approval will be presented to Bern Township.
- West Reading is moving forward with the TIF for the parking garage.

There being no further business to come before the Board, at 10:05 AM the meeting was adjourned.

Respectfully submitted,

Executive Director