

MINUTES

BERKS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

December 11, 2023

The December 11, 2023 meeting of the Berks County Industrial Development Authority was held off-site and called to order at 8:32 AM by the Chairman, Mr. Jenkins.

Members Present: Eric W. Jenkins
Kirsten S. Deysher
Robert F. Firely
Terri C. Lampe Melcher
Andrew J. Roland

Others Present: Nicole Plank, Esquire, Solicitor
Jeremy R. Zaborowski, Executive Director
Christian Y. Leinbach, Commissioner
Michael S. Rivera, Commissioner
Pamela Menet, Director of Community and Economic Development
Brian Eckert, Director, Site Development, PA DCED (Guest speaker)

Mrs. Melcher made a motion to reappoint the Board members in their current positions. Mrs. Deysher seconded the motion and it was unanimously approved.

A motion to approve the minutes of the October 16, 2023 Board meeting was tabled by Mr. Zaborowski and will be approved during the following Board meeting.

Mr. Firely made a motion to approve the October and November 2023 income and expense reports, financial statements and the budget reports. Mrs. Melcher seconded the motion, and it was unanimously approved.

A motion was made by Mr. Roland to approve the 2024 Board calendar and advertisement of the same. Mr. Firely seconded the motion and it was unanimously approved.

Mrs. Melcher made a motion to reappoint Nicole Plank as interim BerksIDA solicitor for 2024 until completion of a professional services RFP is performed and a permanent Solicitor selected. Mr. Roland seconded the motion, and it was unanimously approved.

A motion was made by Mr. Firely to extend the Met-Ed Reservation Agreement for Berks 183, amending the capacity reservation from 2.832MW to 2.671 MW, for a 1-year term expiring December 11, 2024. Mrs. Melcher seconded the motion, and it was unanimously approved.

A motion was made by Mrs. Melcher to authorize Mr. Zaborowski, Executive Director, to exceed the \$15,000 budget for engineering services related to Glidden due diligence by \$4,000 due to

necessary scope changes and additional work required. Mr. Roland seconded the motion, and it was unanimously approved.

Mr. Roland made a motion to extend Shared Services Agreement with BCRA for executive assistant services for a fee of \$16,875 annually. Mr. Firely seconded the motion and it was unanimously approved.

Mrs. Melcher made a motion subject to interim solicitor review and approval, to authorize Executive Director to execute agreements with Douglas Rauch as bond counsel for the Amity TIF at a fixed rate not to exceed \$50,000, and as outside counsel at an hourly rate of \$225/hr, to support the creation of the Infrastructure Investment Fund. Mrs. Deysher seconded the motion and it was unanimously approved.

Mr. Zaborowski's updates:

- Mohnton Campus leasing terms should be forthcoming soon
- Board section of website is complete and being populated with documents
- Glidden waivers will be submitted in early 2024
- WSCAM motion for \$5k sponsorship in January
- Penn Optical awarded ISRP funds of \$140k

There being no further business to come before the Board, at 9:37 AM the meeting was adjourned.

Respectfully submitted,

Executive Director