



BerksIDA AGENDA

August 10, 2026

1. Public Comment
2. Guest Speaker: Matt Close, 40Four Capital LLC / C&B Development LLC (30 minutes)
3. Motion to approve the minutes for the July 13, 2026 Board meeting. (5 minutes)
4. Motion to approve July Income and Expense reports, Financial Statements, and Budget Reports.
5. Motion to approve the transfer of \$10,133.70 back to the Infrastructure Loan Fund and to remit future administrative fees collected by BerksIDA to that fund until the end of 2029, with the policy to be revisited in 2030. (5 minutes)
6. Motion to approve Waiver of Conflict letter for Opinion of Counsel letter to be written and submitted for the Albright College RACP. (5 minutes)
7. Motion to approve F.M. Brown's Sons, Inc. request for BerksIDA to act as RACP Grantee for ME#4478-00 (\$750,000) Next Gen Distribution Hub project pending solicitor review. (5 minutes)
8. Motion to authorize Executive Director to enter into agreement for scope of work dated August 3, 2026, for engineering services for \$32,356 to perform engineering necessary to modify a BMP basin on ExchangeRight (FedEx) property at Berks Park 183. (10 minutes)
9. Motion to approve Resolution 02- 2026 authorizing the Executive Director to extend the bridge loan with Shuman Development Group, Inc. for two months to October 15, 2026. (5 minutes)
10. Motion to authorize Executive Director to take necessary steps including clearing the Indenture of Restrictive Covenants to cancel debt "Berks County Industrial Development Authority Housing Revenue Bond (Newberry Estates Project) Series 2012 with a maturity date of December 1, 2014, pending solicitor review. (5 minutes)
11. Executive Director's updates (10 minutes)
12. Brainstorm for October board retreat (15 minutes)
13. Roundtable updates (10 minutes)

Executive Session:

1. Personnel Matters (1 minute)
2. Real Estate (1 minute)