

Township of Lower Alsace, Berks County, PA

August 26, 2015

The Lower Alsace Board of Supervisors met in regular session on Wednesday, August 26, 2015 at 6:30 P.M. in the Township Municipal Building, 1200 Carsonia Avenue, Reading, PA.

I. ATTENDANCE

Board members present: James Oswald, John Theodossiou and Todd Weikel.

Also in attendance were Township residents Norma and Robert Oswald, Kevin Galczynski, Brian and Lanee Sands and Homer Williams as well as Carol Duran, reporter from the Reading Eagle.

The meeting was called to order at 6:30 P.M. by the Chairman James Oswald and then followed with the pledge of allegiance to the flag.

II. PUBLIC COMMENT

Several residents of the Old Friedensburg Road neighborhood were in attendance to discuss several of their traffic concerns.

III. APPROVAL OF THE MINUTES

A motion to approve the minutes of the August 12, 2015 Lower Alsace Township Supervisors' Meeting was made by Supervisor Theodossiou, seconded by Supervisor Oswald and all voted yes to approve.

IV. SOLICITOR

Solicitor Setley provided the board with a summary of the draft Articles of Agreement for the Central Berks Regional Police Commission.

V. TREASURER'S LIST OF BILLS

Supervisor Oswald made a motion to approve payment of the list of bills as presented in the amount of \$259,836.68 from the General Fund and \$215.78 from the Fire Tax Fund. The motion was seconded by Supervisor Theodossiou and all voted yes to approve.

VI. OLD BUSINESS

Mr. Jack Gulati, Mr. Chuck Gulati, Mr. Luis Pereira from Stokesay Castle and Mr. Jon Scott from the Berks Economic Partnership provided a short presentation about a proposed TIF (Tax Increment Financing) project at the Stokesay Castle property. Mr. Jack Gulati explained that the project includes a proposed Over 55 age-restricted Development proposed to include 9 hybrid structures with 18 residential units each, 44 individual cottages totaling to 206 residential units. In addition, the plans included an expanded banquet facility and a boutique hotel in connection with Stokesay Castle Restaurant. He indicated that, if approved, the construction is anticipated to take place in seven phases with the Hotel and Banquet expansion during the final phases. He estimated that the cost of the development is estimated from \$51 to \$56 million and the anticipated property assessment is proposed to be between \$34 and \$37 million at completion.

Stokesay TIF continued:

When built the anticipated taxes from the current mileage is between \$255,000 and \$276,000 annually for the Township and \$1,244,557 for the School District from which they will seeking a deferral in payment to apply towards a portion of the project. Mr Gulati then said the only request at this meeting was for an appointment from the Township, County and the School District (all three taxing entities) for a member of each board to serve on the TIF committee. A motion was made by Supervisor Theodossiou, seconded by Supervisor Weikel with all voting yes to appoint Supervisor Jim Oswald to represent the Township on the Committee.

VII. NEW BUSINESS

The manager then reviewed a proposal from Pam Keeler of Zero Gravity Designs, the Township's Web designer and administrator for an updated web site which will provide better mobile compatibility with improved security and features for \$50 per hour with a 50% existing client discount for a total estimated cost of \$962.50. The board unanimously approved this request.

VIII. ADJOURNMENT

Hearing no additional public comments, the meeting adjourned at 6:55 PM. The next meeting will be held on Wednesday September 9, 2015 at 6:30 PM in the Township Municipal Building.

Respectfully submitted,

Terry L. Styer
Manager/Secretary-Treasurer