

**Borough of West Reading**  
**ECONOMIC DEVELOPMENT COMMITTEE MINUTES**

**April 11, 2022**

**Committee Members Present**

Philip Wert, Dean Murray, Ben LaManna, Aaron Gantz, Robin Horman, Heidi Reuter, Mayor Samantha Kaag

**Staff Present**

Cathy Hoffman

**Visitors Present**

Paige West

**Call to Order**

Mr. Wert called the meeting to order at 6:07 p.m.

**Public Comment**

There was no public comment.

**Approval of the Minutes**

Motion made by Ms. Horman and seconded by Mr. LaManna to approve the minutes of March 14, 2022.  
Motion carried.

**Residential Properties Update**

Mr. Wert reported that the townhouse that has already been rented (220 Tulpehocken) is leased at \$2500 per month. Other rental units in the Borough were discussed, such as the 2 units that will soon be available at 428 Penn Avenue. Housing sales were also briefly discussed.

**West Reading Commercial Properties Update**

- 416 Penn – Nitro Bar is open however the Motor Club is now slated to open in Spring 2023.
- 428 Penn – Finish work continues; no word yet on when the apartments will be available.
- 433 Penn – The asking price for the property is now at \$795,000 however the size, zoning and condition of the property makes it difficult to market.
- 450 Penn – Nothing has changed for this property.
- 611 Penn – Refillable Goods LLC has leased the property.
- 20-22 N. Sixth – The opening for Trish's Specialty Cheesecakes has been delayed although good progress is being made.
- 10 S. 5<sup>th</sup> – A ribbon cutting for Ezekiel 47 Café is scheduled for May 13th.

**Strategic Planning Discussion**

- Wyomissing Report – There was no update provided.
- Strategic Planning Next Steps
  1. Shopping Center Update – Mr. Wert said that he and Jen Bressler have been appointed to the TIF committee, along with two representatives from the WASD and two representing the County. The Committee will determine what the percentages will be and then each of the three bodies will be required to vote to put the percentages in place. Once that happens, plans will be submitted and hopefully approved in about three months.

2. Pocket Park – Once the shopping center plans are decided, making decisions for the pocket park can resume.
3. Design Standards – Funding is still being sought for the form-based codes project.
4. Façade Program – One facade grant has been approved so far.
5. BID update – Planning for the process continues.
6. Delaney Circle discussion – Funds will need to be found to complete an infrastructure study before any other steps are taken. It was noted that the circle needs to be reconfigured, particularly to make the crosswalks safer for pedestrians. The properties along Buttonwood Street that are not sewer serviced were discussed briefly.

### **Old/New Business**

There was nothing additional to report.

### **Adjournment**

A motion was made by Ms. Horman and seconded by Ms. Gantz to adjourn the meeting at 7:07 p.m.

Respectfully submitted,

Cathy Hoffman  
Zoning Officer