

**Redevelopment Authority  
Regular Meeting  
January 3, 2005**

**1. Call to Order**

Mr. Pawlowski convened the meeting at 7:05 pm in Council Chambers.

Present: Members: Gabe Milanese, John Pawlowski and Patrick Phillips  
Staff: Paul Janssen, Jean Krack, Elizabeth McQuiston, Fran Newlin  
Solicitor: Patrick O'Donnell

Absent: Paul Givler, and Regina Horton

**2. Reorganization of Officers**

Mr. Pawlowski announced the current officers in place. They are Mr. Givler, Chairperson; Mr. Pawlowski, Vice-Chairperson; Mr. Milanese, Treasurer; Ms. Horton, Secretary; and Mr. Phillips, Asst. Secretary. Mr. Phillips made the motion to keep the same officer in place; Mr. Milanese seconded the motion. Motion passed 3-0.

**3. Receive and Approve Minutes**

Mr. Phillips made the motion to approve the minutes of December 20, 2004; Mr. Milanese seconded the motion. Motion passed 3-0.

**4. Citizens Comments on Agenda Items**

Rev. Patricia Ray, P.O. Box 175, Coatesville – Rev. Ray expressed her concerns regarding only having five members on the board and suggested having a common resident part of the board in exchange for the board being made up of only business people. The Board needs to be restructured to include common un-business minded residents.

Ms. Horton arrived at 7:14 p.m.

Bob Saucier, 1113 Olive Street – Mr. Saucier asked what position Mr. Janssen holds on this board. Mr. Janssen stated that he is the executive director of the Redevelopment Authority. Mr. Saucier asked if Ms. Horton's term expired on December 31, 2004. Mr. Janssen stated that Ms. Horton is up for reappointment of the Board. However, City Council has not appointed the returning members to any board. Mr. Janssen explained to process of re-appointment. Mr. Saucier asked if the TIF plan is complete. Mr. Saucier also commented on Ms. Horton serving on both the Redevelopment Authority Board and the School Board. Ms. Horton stated that she addressed this at the School Board meeting. Mr. Saucier expressed his concern with Ms. Horton serving on both boards and felt that it is a conflict.

Dick Saha, 717 E. Chestnut Street – Mr. Saha asked is this meeting is advertised on Channel 66 and suggested that the meeting be televised on the station so many residents can be informed of the projects the RDA is involved.

**6. Update and Action on Authority Projects**

**Flats Area**

Mr. Janssen announced that settlement should happen this week on the remaining 9 acres. The maple Avenue agreement should be presented soon.

**Office Development- Along Route 82 – Oliver Tyrone Pulver**

There is no additional information to report on this project.

**Northern Development Area – Baker Properties**

There is no additional information to report on this project.

**Downtown Chetty Builders**

There is no additional information to report on this project.

**Downtown Cansler**

There is no additional information to report on this project.

**Train Station**

There is no additional information to report on this project.

**Warehouse Reuse – TRWhite**

There is no additional information to report on this project.

**120-112 mill Project – TRWhite**

There is no additional information to report on this project.

**ISG Shatter Zone – Tower Investment**

There is no additional information to report on this project.

**Record Building**

Mr. Janssen announced that the plans for the restaurant are submitted and Mr. Blatstein is moving forward with the liquor license.

Mr. Janssen stated that the Board needs to discuss the preferred developer agreements.

**6. Old Business**

Mr. O'Donnell stated that we closed on the Cultural Society buildings and gave an update on the Rodriguez building. Mr. O'Donnell also stated that we are set to file eminent domain proceeding on the Facciola property.

Mr. Janssen stated that the Authority needs to have a blanket approval for the purpose of obtaining reassessments on various properties. This will be ready for the next meeting.

**Receive plans from ISG on the demolition of the 120-112 Mill Area.**

Mr. Janssen stated that the plans on the demolition of the 120-112 Mill are received from ISG and are presented for the Authority to review. The plans were reviewed and discussed by the Board members. No decisions were made.

**7. New Business**

Mr. Janssen announced the meeting dates of the Redevelopment Authority for 2005. The meeting dates are as follows:

Tuesday, January 18, 2005\*

Monday, February 7, 2005

Tuesday, February 22, 2005\*  
Monday, March 7, 2005  
Monday, March 21, 2005  
Monday, April 4, 2005  
Monday, April 18, 2005  
Monday, May 2, 2005  
Monday, May 16, 2005  
Monday, June 6, 2005  
Monday, June 20, 2005  
Tuesday, July 5, 2005\*  
Monday, July 18, 2005  
Monday, August 1, 2005  
Monday, August 15, 2005  
Tuesday, September 6, 2005\*  
Monday, September 19, 2005  
Monday, October 3, 2005  
Monday, October 17, 2005  
Monday, November 7, 2005  
Monday, November 21, 2005  
Monday, December 5, 2005  
Monday, December 19, 2005

\*Meetings are scheduled on Tuesday due to the Monday being a holiday.

All meetings will begin immediately following the executive meeting starting at 7:00 PM.

Mr. Phillips made the motion to adjourn the meeting at 7:30 p.m. and move into executive session for personnel and land acquisition purposes; Mr. Milanese seconded the motion and motion passed 4-0.

Respectfully Submitted,

Regina Horton  
Secretary