

**Redevelopment Authority
Regular Meeting
January 18, 2005**

1. Call to Order

Mr. Givler convened the meeting at 7:40 pm in Council Chambers.

Members Present: Paul Givler, Gabe Milanese, John Pawlowski and Patrick Phillips

Staff Present: Paul Janssen, Jean Krack, Elizabeth McQuiston

Solicitor Present: Patrick O’Donnell

Members Absent: Regina Horton

2. Receive and Approve Minutes

Mr. Pawlowski made the motion to approve the minutes of January 3, 2005 with one correction; Mr. Milanese seconded the motion. Motion passed 3-0-1. Mr. Givler abstained from the vote due to not being in attendance at the January 3rd meeting.

3. Citizens Comments on Agenda Items

There were no comments from Citizens present.

4. Accounts Payable

Mr. Phillips made the motion to approve the payable for the operating account; Mr. Givler seconded the motion and motion passed 4-0. The payables are as follows:

FedEx	\$136.34
John Carnes	\$800.00
Office Depot	\$57.00
Patrick C. O’Donnell	\$3,050.00
Sherwin Williams	\$62.00
Total Rental	\$15.40
Zeke’s	\$284.85
Total	\$4,405.59

Mr. Pawlowski made the motion to approve the payables for the loan account; Mr. Milanese seconded the motion and motion passed 4-0. The payables are as follows:

Buchart Horn, Inc.	\$7,495.00
Carroll Engineering	\$32,040.00
Fox Rothschild	\$6,637.04
Stone Consulting	\$6,923.00
Thomas Comitta Assoc.	\$326.30
Weston	\$81,362.16
Yerkes	\$2,199.50
Total	\$136,983.00

5. Treasurers Report

Ms. McQuiston presented the balance sheet, the Cansler Homeownership Project loan, and the Downtown Revival project loan to the Redevelopment Authority and asked if there were any questions. Ms. McQuiston announced that the First National loan is paid off and moved to First Financial.

6. Update and Action on Authority Projects

Flats Area

Mr. Janssen announced that there have been discussions on the phasing of the project and on the Traditional Neighborhood district properties.

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

Mr. O'Donnell announced that there is an issue with the Phase II closing, which is we agreed to pay \$1,000 in back taxes on the property; however there is \$8,000 of back taxes on the property. Mr. O'Donnell suggested the RDA pay the \$8,000 of back taxes to the tax claim bureau and then have this money deducted that when we get to the process of the condemnation. This would be an easier way to handle the lien. There is no issue on the ownership of the property in that the RDA is the owner. Mr. Janssen is not in favor of paying the \$8,000 in back taxes. Mr. Janssen went on to state that the tax claim bureau should be releasing the back tax lien. Once we post the estimated just compensation, the tax claim bureau should be releasing the lien then file with the courts to be reimbursed for the \$8,000 from the estimated just compensation. The Authority members were in agreement not to pay the \$8,000 to release the tax lien.

Train Station

Mr. Janssen stated that the RDA needs to pursue maintenance on the building in that there is a major roof problem. Mr. Janssen stated that part of the problem is the lease on the building with Amtrak in that it is not favorable for the RDA to invest a lot of money on the building. Mr. Janssen will be working on getting the lease re-done. Before we move forward with repairing the rood we should obtain a Memorandum of Understanding completed.

Warehouse Reuse – TRWhite

There is no additional information to report on this project.

120-112 mill Project – TRWhite

Mr. Janssen announced that the demolition on this site should commence soon. ISG is pushing forward to get this demolition complete. Mr. Janssen has had discussions with Mr. White and the Huston's regarding the redevelopment process.

Mr. Janssen announced this Thursday, he and Mr. Krack will be meeting with the Governor's Community Action Team to progress the discussion to get the Governor motivated in aiding the City.

The bid for the demolition of the cultural society buildings is out on the streets and we should be ready to award at the February 7th meeting.

ISG Shatter Zone – Tower Investment

Mr. O'Donnell stated that everyone is ready to close on the property. There is a mapping problem, in that there were two plans. Meetings were held to correct the problem. Once everything is worked out we will be ready to close on the property.

Record Building

7. **Old Business**

Report from Pennsylvania American on the capacity issues for the Coatesville Sewage Treatment Plant

Mr. Janssen stated that he had a meeting today with Mr. Crooks of PAWC regarding the full development of the City from a sewer capacity basis, which is almost doubling our current capacity on projected sewage flows for the future. Another issue discussed at this meeting is the 750 EDU's reserved through 2007, which is when the sewer expansion will be completed. Mr. Janssen stated that we are working with the TIF schedule to insure that we reserve the capacity for the developers needs through the year 2007. Mr. Ross of PAWC has insured Mr. Janssen that they will be in place with the expanded plan. The City is addressing the issue of sewer capacity. Mr. Janssen stated that he will be talking with the Community Action Team regarding this issue.

Presentation on the TND Zoning District for the revitalization process

Mr. Janssen stated this is an overlay and this TND Zoning District allows the developers to complete their development plans for the City in the areas of interest. Mr. Janssen stated that this process is going in front of City Council on February 14, 2005 for adoption. Mr. Janssen will make the presentation immediately following the public meeting. Mr. Janssen suggested that once City Council has their public hearing and completes their formal consideration for final approval, the Redevelopment Authority put a recommendation in support of City Council decision.

8. **New Business**

Consideration of the Appointment of a Public Relations Firm to conduct the 2005 Public Relations Campaign

Mr. Janssen stated that the RDA has some issues with where we are headed with the Tax Increment Financing as well as the redevelopment initiatives that are going on in the City. Mr. Janssen recommends that we look at a different direction in our public relations operation. Mr. Janssen presented a proposal from the Mowday Group for review of the Authority members. The Mowday group has a very good understanding of what is happening in the City as well as the County. The costs associated with this proposal are considerably lower than the previous firm's proposal. Mr. Givler made the motion to appoint the Mowday Group as the PR firm for 2005; Mr. Pawlowski seconded the motion and motion passed 4-0.

Consideration of a Resolution for the appointment of Professional Service staff for 2005

Mr. Janssen stated this resolution quantifies the current and proposed Professional Services staff. This gives the authorization for these professional service firms to represent the RDA in different issues that may arise. Mr. Milanese made the motion to approve Resolution # 2005-01 for professional services; Mr. Pawlowski seconded motion and motion passed 4-0.

Consideration for formalizing the Developer Agreement for Carl Chetty and Tower I & II

MR. Janssen stated that Mr. Chetty is requesting that we proceed formally to declare Tower I & II a formal project. Mr. Janssen recommended that the Authority direct staff to proceed with this process. Mr. Phillips made the motion to authorize staff to develop the proposal of the working relationship with Chetty Builders on Tower I & II; Mr. Milanese seconded the motion and motion passed 4-0.

Mr. Janssen announced that he conducted a presentation of the TIF project at another meeting and asked the Authority members if they would like him to do the same presentation this evening. Mr. Givler suggested that the meeting be adjourned before the presentation.

Mr. Phillips made the motion to adjourn the meeting at 8:10 p.m.; Mr. Pawlowski seconded the motion and motion passed 4-0.

Respectfully Submitted,

Regina Horton
Secretary