

**Redevelopment Authority  
Regular Meeting  
February 7, 2005**

**1. Call to Order**

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

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

Staff Present: Jean Krack, Elizabeth McQuiston, Fran Newlin and Ruthann Russell

Members Absent: Paul Janssen and Patrick O’Donnell

**2. Receive and Approve Minutes**

Mr. Milanese made the motion to approve the minutes of January 18, 2005 with one correction; Mr. Pawlowski seconded the motion. Motion passed 5-0.

**3. Citizens Comments on Agenda Items**

There were no comments from Citizens present.

**4. Accounts Payable**

Mr. Givler made the motion to approve the payable for the operating account; Ms. Horton seconded the motion and motion passed 5-0. The payables are as follows:

Office Basics	\$124.20
Office Depot	\$9.08
PECO Energy	\$236.30
City of Coatesville	\$508.40
City of Coatesville	\$60.84
City of Coatesville	\$25.94
City of Coatesville	\$3832.21
City of Coatesville	\$70.00
Videonet	\$11,713.00
Mowday Group	\$4,656.25
DavCo	\$9,475.00
Downtown Revival	\$1,852.00
Patrick C. O’Donnell	\$2,962.50
 Total	 \$35,525.72

Ms. McQuiston stated that the check for Weston Solutions reported in the last agenda was voided and we are re-issuing the corrected check in the current payables.

Ms. Horton made the motion to approve the payables for the loan account; Mr. Milanese seconded the motion and motion passed 5-0. The payables are as follows:

Weston	\$7837.65
Mullin & Lonergan	\$6,750.00
Fox Rothschild	\$5,976.95
 Total	 \$20,564.59

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

**Flats Area**

Mr. Krack stated that we are close to being able to prepare the bid for the concrete portion of the demolition project. The settlement date for ISG is pending due to the creation of property lines for the Railroad and ISG and PAWC. The engineering firm is working on getting the property lines in position before we go to settlement. Once we have this issue finalized we should go to settlement. The City will be meeting with the engineers from Tower Investments, which will enable staff to complete the request for proposals for a complete understanding of the project.

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

The project is progressing. The Business in our Sites grant is up for review with the Commonwealth Finance Authority.

**Northern Development Area – Baker Properties**

Mr. Krack stated that staff met with Penn Dot regarding the best course of action for the accessibility to the development.

**Downtown Chetty Builders**

Mr. Krack stated that we are progressing with the acquisition of the property.

**Downtown Cansler**

There is nothing new to report on this project.

**Train Station**

Mr. Krack announced that staff will be meeting with the consultant completing the train station study. The County Planning Commission, TMAACC, and elected members of neighboring communities have been invited to attend this meeting. This meeting is regarding the probable costs being Septa service or extended commuter service to Coatesville and further west. A discussion was held on the condition of the building.

**Warehouse Reuse – TRWhite**

There is nothing new to report on this project.

**120-112 mill Project – TRWhite**

Mr. Krack stated that we have not received any information regarding their progress in the demolition of the building.

**ISG Shatter Zone – Tower Investment**

There is nothing new to report on this project.

6. **Old Business**

**Receive and consider the award of the demolition contract and the minutes of the bid opening for TPM # 16-5-167E & 16-5-166E, 129 and 133 E. Lincoln Highway**

Mr. Krack stated that the bids were sent out and we received five completed bids for the project. The bid opening was held on February 2, 2005 at 12:05 p.m. The lowest bidder meeting Authority specifications is A. J. Jurich, Inc. at a bid amount of \$69,440. Mr. Pawlowski made the motion to award the contract to A. J. Jurich, Inc. of 4500 Concord Road, Aston, PA 19014 at the amount of \$69,440 as the lowest bidder meeting Authority

specifications and subject to the solicitors review; Ms. Horton seconded the motion. The remaining bids received were from Gracie Corporation in the amount of \$189,720; JMC Corporation in the amount of \$86,440; Main Line Paving Company in the amount of \$100,000; and Schultz Demolition, Inc. in the amount of \$138,750. The vote was taken on the motion, which passed 5-0.

**Consideration for the participation in replication study for Lew-Jan Textile, Comfort Care**

Mr. Krack announced that the Lew-Jan Textile lease is expiring on May 1, 2005. This company is located in the 300 block of Fleetwood Street, which the Redevelopment Authority owns. The Authority would need to work on renewing the lease. There is another issue in that they currently employ approximately 70 employees and they do not want to move. However, with the redevelopment the Authority would need to relocate this business. Lew-Jan has submitted a relocation proposal, which proposes the commission of an independent organization to review the needs of the company for the relocation process. The study would provide the Authority with a better footprint and the cost associated with the relocation. The independent firm is Phillips & Associates from Minnesota and their proposal for the relocation study is \$22,000. Lew-Jan is asking that the Authority cover \$11,000 of the cost. After a brief discussion and review of the proposal, Ms. Horton stated that the first paragraph implies that this is not necessarily relocation to an abatable building, but more of a request to have a new building built. Ms. Horton asked that this language be changed. The Authority members stated that they will commit to the study and the 50/50 split of the cost, with the language change in the letter of understanding.

**Presentation on the TND Zoning District for the revitalization process**

Mr. Krack updated the Authority members on the progress of the Traditional Neighborhood District (TND) Zoning. This zoning will be in front of City Council for a vote sometime in March of 2005. There was no action taken on this item.

**Consideration of the acceptance of assignment of the agreement of sales for 114 E. Chestnut Street, TPN # 16-5-142 and 116 E. Chestnut Street, TPN # 16-5-143**

Mr. Krack stated that these two parcels that make up the downtown office building for Don Pulver. Mr. Pulver had reached an agreement with the property owner and a settlement date no later than March 1, 2005. The purchase price of each property is \$80,000. Mr. Krack stated that one of the properties is currently leased with the monthly rent being \$900. After a lengthy discussion, Mr. Givler made the motion to approve the agreements on the two properties at the purchase price of \$80,000 for each property; Mr. Milanese seconded the motion and motion passed 5-0.

**Other business**

Mr. Pawlowski commented on the request made by Mr. Dick Saha at the previous meeting regarding the Redevelopment Authority meeting being televised. Mr. Pawlowski asked for the status of this request. Mr. Krack explained that this same request was presented to City Council. After a review of the City technology, it was determined that our existing equipment and staffing would not be able to handle taping the meeting and airing them on Channel 66. To update the equipment would be extremely costly.

7. **New Business**

**Establish a date for a joint meeting of City Council and the Redevelopment Authority for consideration of the developer agreement for the Chetty Tower I & II project.**

A discussion was held on the suggested dates for the joint meeting. The Authority members agreed on conducting the meeting on February 22, 2005 at 6 PM and holding the regular RDA meeting at its normal starting time of 7:00 PM.

**Presentation of a new CREATE II program to assist existing business owners with issues related to revitalization efforts.**

Mr. Krack explained the CREATE program the City currently has in place and in conjunction with Kutztown University. Mr. Michael Givler, Main Street Manager for the City of Coatesville presented the new CREATE II program to the Redevelopment Authority members and the public. Mr. Givler stated that this program is in need of funding and asked the Redevelopment Authority members to contribute \$25,200 to the CREATE II program. Mr. Milanese made the motion to approve the donation of \$25,200 to the CREATE II program; Mr. Pawlowski seconded the motion and motion passed 4-0-1. Mr. Phillips abstained from the vote due to his involvement in the program as an accountant.

**Preparing a Request For Proposal (RFP) for relocation services for the redevelopment effort.**

Mr. Krack announced that he is currently preparing for RFP's for the relocation services related to the redevelopment efforts. No action was taken on this item.

Mr. Pawlowski and Ms. Horton announced that they would not be able to attend the joint meeting tentatively scheduled for Tuesday, February 22, 2005 at 6 PM as they will be out of the area.

Ms. Horton made the motion to adjourn the meeting and go into executive session for the purposes of legal, land acquisition and personnel matters at 8:15 p.m.; Mr. Milanese seconded the motion and motion passed 5-0.

Respectfully Submitted,

Regina Horton  
Secretary