

**Redevelopment Authority
Regular Meeting
February 22, 2005**

1. Call to Order

Mr. Givler convened the meeting at 7:30 pm in Council Chambers.

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

Solicitor: Patrick O'Donnell

Staff Present: Paul Janssen, Jr., Jean Krack, Elizabeth McQuiston, Fran Newlin and Ruthann Russell

Members Absent: Regina Horton and John Pawlowski

2. Receive and Approve Minutes

Mr. Phillips made the motion to approve the minutes of February 7, 2005; Mr. Milanese seconded the motion. Motion passed 3-0.

3. Citizens Comments on Agenda Items

There were no comments from Citizens present.

4. Accounts Payable

There were no payables to present.

5. Treasurers Report

Ms. McQuiston presented the 2003 audit report to the Authority members. Ms. McQuiston also 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.

6. Update and Action on Authority Projects

Flats Area

Mr. Janssen stated that the time frame for the Flats project is in line and the Authority is the owner of this property. Mr. O'Donnell updated the Authority on the progress of this project and the site acquisition.

Office Development- Along Route 82 – Oliver Tyrone Pulver

Mr. Pulver was present and announced that the Business in Our Sites grant application has been delayed by the State Finance Agency until at least early April. Mr. Pulver encouraged the Authority members on moving forward with the TIF. Mr. Pulver also requested additional land for development. An announcement was made on Marriott approving the hotel application. Mr. Pulver will continue to pursue a conference center to be attached to the hotel.

Mr. Krack stated that he has an assignment agreement for 116-114 East Lincoln highway. Mr. Milanese made the take the assignment agreement for 116-114 East Lincoln highway; Mr. Phillips seconded the motion and motion passed 3-0.

Northern Development Area – Baker Properties

Mr. Janssen stated that he and Mr. Krack met with Penn Dot on the Route 82 access to the site. Baker properties have begun the process of applying for there Act 527 Sewer capacity.

Downtown Chetty Builders

Mr. Janssen stated that we have perfected the 30 day preliminary objections for the Shop Fresh condemnation and we are preparing for the appropriate acquisition of title. Mr. Krack stated that we have obtained a proposal from Yerkes Engineering for the demolition of 300 East Lincoln highway. Mr. Givler made the motion to approve the Yerkes proposal for the preparation of demolition bids of 300 East Lincoln highway; Mr. Milanese seconded the motion and motion passed 3-0.

Mr. Krack stated that he has an agreement of sale for 11 & 13 N. 3rd Avenue. Mr. Milanese made the motion to approve the agreement of sale for 11 & 13 N. 3rd Avenue; Mr. Givler seconded the motion and motion passed 3-0.

Downtown Cansler

There is nothing new to report on this project.

Train Station

Mr. Janssen announced that on March 9, 2005 there is a transportation summit in West Chester and urged Authority members to attend this evening meeting.

Warehouse Reuse – TRWhite

There is nothing new to report on this project.

120-112 mill Project – TRWhite

Mr. Janssen announced that the demolition of this building could happen as early as April 1, 2005.

ISG Shatter Zone – Tower Investment

There is nothing new to report on this project.

7. **Old Business**

Report on the progress of interviews for the Project Manager position for the Redevelopment Authority

Mr. Janssen announced that the interviews will be organized between now and March 8, 2005 for the appointment of the project manager position.

Report on the development of the Traditional Neighborhood Development Zoning classification

Mr. Krack explained the process for the Traditional Neighborhood District Zoning classifications. The public hearing by City Council will be scheduled for March 14, 2005.

8. **New Business**

Report on the development of the RFP for relocation services for the City of Coatesville Redevelopment Authority revitalization effort

Mr. Krack stated that he has been researching Relocation Services and has found some existing RFP's for this type of service. We do need to develop the outline of the RFP for the relocation services for the City of Coatesville revitalization effort. We would be forwarding the RFP to companies that provide these services and to receive a cost analysis which we can review for the final selection. An update on this will be presented again.

Receive the revised Letter of Understanding for Comfort Car/Lew Jan Textile for relocation alternatives.

Mr. Krack stated that the Letter of Understanding has been corrected to the suggestions of the Redevelopment Authority members and is presented for their consideration. After a brief discussion Mr. Phillips made the motion to participate in the relocation study and that the scope of work not to exceed \$11,000 with the payment being 25% of the cost paid up front and 25% of the total cost paid at the completion of the study. The remaining 50% of the full cost of the study being \$22,000 will be paid by Comfort Car/Lew Jan Textiles; Mr. Givler seconded the motion and motion passed 3-0.

Consideration of Authorization for the sale of RDA properties

Mr. Janssen announced that there are eleven (11) properties that are prepared for auction and sale. Four (4) of the properties have clean titles and seven (7) have varying levels of clouded title. Seven (7) of these properties will be put out for bid if there is no objection of the Authority members. The Authority members had no objections.

Receive and consider the proposal for final “Notice of Intent to Remediate” work for the Flats Project area.

Mr. Janssen stated that the Phase I and Phase II environmental studies are completed for the site. It is important to note that the phase for the actual submission of the report to DEP is the final remediation action. We have receive a proposal from Weston Solutions, Inc. and they have recommended that they do Option 2, which is a remediation plan for DEP due to the limited amount of contamination on the site and the automatic closure of the ground water table due to the lack of well usage in the City of Coatesville. The proposal from Weston Solution for option 2 is in the amount of \$100,982. The Redevelopment Authority is required to notify the City of Coatesville of the remediation, which Mr. Krack stated he will submit this letter to the City of Coatesville. Mr. Givler made the motion to award Weston Solution, Inc. the contract to secure release of liability under the PADEP Land Recycling and Environmental Remediation Standards Act (Act 2) at a cost of \$100,982 based on an affirmative response from PADEP on the NIR submission; Mr. Phillips seconded the motion and motion passed 3-0.

9. Presentation on the Preliminary outline of the Tax Increment financing financial plan

Mr. Janssen stated that a work session should be scheduled for the Authority members for the TIF. A detailed presentation will be scheduled in two week, at the next RDA public meeting.

Mr. Janssen stated that a Board of View is scheduled for the Phase II of the Cansler project on Thursday, March 31, 2005.

There being no further business, Mr. Phillips made the motion to close the meeting at 8:23 PM; Mr. Milanese seconded the motion and motion passed 3-0.

Respectfully Submitted,

Regina Horton
Secretary