

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

**1. Call to Order**

Mr. Givler convened the meeting at 7:20 pm in Council Chambers and announced that the RDA met in executive session at 5:00 pm for the purpose of legal, personnel and land acquisition matters.

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

Solicitor: Patrick O’Donnell

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

Members Absent: Patrick Phillips

**2. Receive and Approve Minutes**

Mr. Milanese made the motion to approve the minutes of February 22, 2005 with corrections; Mr. Givler seconded the motion. Motion passed 4-0.

**3. Citizens Comments on Agenda Items**

Ed Simpson, 756 W. Madison Street – Mr. Simpson stated that the flats look great and congratulated the Authority members on a job well done.

Bob Saucier, 1113 Olive Street – Mr. Saucier asked who is counseling the City on the historical buildings and is it possible that these building will be torn down. Mr. Saucier offered is assistance with the certification of the HARB Board. Mr. Saucier also asked if the RDA is going in front of the school board regarding the TIF in March. Mr. Janssen stated that a date has not been scheduled for the TIF presentation with the school board.

**4. Presentation of the 2003 Audit**

Mr. Janssen presented the 2003 audit to the Authority members and asked if they have any questions. There were no questions from the Authority members.

**5. Presentation**

Mr. Janssen presented a video on the revitalization progress. After the viewing of the video, Mr. Pawlowski stated that this is an excellent video and this is a direct outcome of a request made by a resident during a Redevelopment Authority meeting about informing residents of what the City and the Authority is doing. This video shows the progress of all the revitalization.

**6. Receive Bills Payable through March 7, 2005**

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

John Carnes	\$449.00
Coatesville Coca-Cola Bottling	\$99.75
Daily Local News	\$435.38
The Inquirer	\$965.00
Office Depot	\$29.99
DavCo	\$1,186.00
Leon Slobodzian	\$65.00
Fox Rothschild	\$21,671.52

Holt, Mulroy & Germann	\$4,062.14
City of Coatesville	\$11,203.92
Chester Co. Treasurer	\$7,429.02
City of Coatesville	\$44.50
Downtown Revival	\$1,852.00
City of Coatesville	\$4,073.84
<b>Total</b>	<b>\$53,567.06</b>

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

Manito Title	\$378.61
Fox Rothschild	\$22,382.44
Weston	\$5,882.91
e-Phase	\$4,000.00
Buchart Horn	\$11,225.00
Yerkes	\$2,109.25
<b>Total</b>	<b>\$45,978.21</b>

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

**Flats Area**

Mr. Janssen stated that the creek beds are going to be reviewed for possible clean up. Staff will be obtaining proposals for the environmental studies for the creek beds.

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

Mr. Janssen stated that we are proceeding with the development of the project designation with Tower Investments, Oliver Tyrone Pulver, Chetty Builders and TR White. This process will require a joint meeting with the Redevelopment Authority and City Council. The office development is proceeding.

**Northern Development Area – Baker Properties**

Mr. Janssen stated that we made good progress with Penn Dot on the access to the development from Route 82. Penn Dot does acknowledge the issue with the access to the Hillview Development.

**Downtown Chetty Builders**

Mr. Janssen announced that the State government awarded the Redevelopment Authority almost one million dollars for the promenade of 3<sup>rd</sup> Avenue for the Downtown Chetty development. A portion of the funds will go toward the Cansler development.

**Downtown Cansler**

Ms. Cansler is progressing with the 3<sup>rd</sup> Avenue and Lincoln highway project and the District Justice area. Staff is looking at the relocation process.

**Downtown TR White**

We are in the final stages of the 129-133 Project. Mr. Janssen stated that the demolition has been delayed. The contractors are looking to start the end of March or the beginning of April.

**Train Station**

The train station development is moving along. Mr. Janssen announced that on Wednesday evening there is a transportation summit and encouraged the Authority members to attend.

**Warehouse Reuse – TRWhite**

There is nothing new to report on this project.

**120-112 mill Project – TRWhite**

Mr. Janssen stated that we are progressing with the environmental and engineer studies.

**ISG Shatter Zone – Tower Investment**

There is nothing new to report on this project.

**Record Building**

Mr. Janssen announced that the bids for the restaurant are on the street. Updates will be coming.

**8. Old Business**

**Receive and consider the recommendation for the Project Manager staff position for the Redevelopment Authority**

Mr. Janssen stated that the interviews have been conducted and an announcement will be made in two weeks.

**Report on the development of the Traditional Neighborhood Development zoning classifications**

The final TND document was presented. Mr. Janssen stated that the TND will be prepared for consideration by City Council to vote on the first reading on Monday. Mr. Givler made the motion to recommend proceeding with the Traditional Neighborhood Development zoning classification; Mr. Pawlowski seconded the motion and motion passed 4-0.

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

Mr. Krack announced that we are progressing with the proposal for the relocation RFP for the revitalization effort. There is no action to be taken at this time. Mr. Krack stated that he will keep the Authority members updated on this issue.

**Consideration of Authorization for the Sale of RDA properties.**

Mr. Janssen stated that there are three properties that have been advertised for bid previously. These properties are 155 Franklin Street, 351 South First Avenue and 704 Merchant Street. The properties are prepared for an “as is” sale. There are an additional nine properties prepared to be advertised for bid.

Mr. Janssen stated that we have received agreements of sale for 309 & 311 East Lincoln Highway, which are owned by Amna Salahuddin. These agreements are conditional upon her acquisition of 155 Franklin Street, 351 South First Avenue and 704 Merchant Street.

Mr. Pawlowski made the motion to authorize the advertisement of the nine properties for public bid; Ms. Horton seconded the motion and motion passed 4-0. The properties to be advertised are 356 South First Avenue; 138 South Third Avenue; 756 Coates Street; 325 South First Avenue; 376 Fleetwood Street; 421 Coates Street; 831 Poplar Street; 224 W. Diamond Street; and 736 Lumber Street.

Mr. O'Donnell suggested that the Authority should handle Ms. Salahuddin's transactions at the same time due to the fact that they are all tied together. Mr. O'Donnell proceed with an explanation of the conditions on the agreements and recommended that the authority execute the agreements of sale as rewritten for the dale in which it was negotiated.

Ms. Salahuddin stated that if the agreements need to be reworded to state the conditions, then she has no objections. However, Ms. Salahuddin did request that the due diligence be extended. The Authority had not objections to this request.

Mr. Milanese made the motion to ratify the agreements of sale on all five properties after March 22 and before April 6; Ms. Horton seconded the motion and motion passed 4-0.

**9. New Business**

**Receive and consider an agreement for the acquisition of 309 East Lincoln Highway**

This item was discussed and voted on under old business.

**Receive and consider an agreement for the acquisition of 311 East Lincoln Highway**

This item was discussed and voted on under old business.

**Receive and consider a prefunding resolution for the TIF financing package**

Mr. O'Donnell stated that the Authority should adopt a prefunding resolution and explained the process with the expenses incurred. Mr. Givler made the motion to approve a prefunding resolution in which expenses incurred by the Redevelopment Authority will be able to be refunded out of the bond; Mr. Pawlowski seconded the motion and motion passed 4-0.

**Receive and consider comprehensive engineering proposal for the Flats River Walk, Promenade, and Connector Road design and construction service**

Mr. Janssen stated that the comprehensive engineering proposal for the Redevelopment Authority aspects of the Flats project in conjunction with Tower Investments. We still need to identify where the river walk will be locted. Mr. Janssen stated that the engineering study needs to be completed and also required an application to DEP. This proposal is for the creation of this study for the Hydrologic and Hydraulic studies; the Joint Permit Application; and the Geotechnical Investigations.

Ms. Horton made the motion to authorize Buchart Horn to complete the Hydrologic and Hydraulic studies; the Joint Permit Application; and the Geotechnical Investigations for an amount not to exceed \$50,000; Mr. Milanese seconded the motion and motion passed 4-0.

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

Mr. Janssen presented the preliminary outline of the TIF plan. The Authority members had a brief discussion on the outline. No action was taken.

There being no further business, Mr. Pawlowski made the motion to close the meeting at 8:24 PM; Ms. Horton seconded the motion and motion passed 4-0.

Respectfully Submitted,

Regina Horton  
Secretary