

**Redevelopment Authority  
Regular Meeting  
March 21, 2005**

**1. Call to Order**

Mr. Givler convened the meeting at 7:30 pm in Council Chambers and announced that the RDA met in executive session at 7:00 pm for the purpose of legal, and land acquisition matters.

Members Present: Paul Givler, Gabe Milanese, John Pawlowski, 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

Mr. Givler led everyone in the pledge of allegiance.

**2. Receive and Approve Minutes**

Mr. Pawlowski made the motion to approve the minutes of March 7, 2005; Mr. Milanese seconded the motion. Motion passed 4-0.

Mr. Janssen announced that Ms. Horton will not be in attendance this evening as she is attending the Coatesville Area School Board meeting.

**3. Citizens Comments on Agenda Items**

Daryl Perry – Mr. Perry asked about the status of the relocation of the property owners as he is a property owner in the City. Mr. O’Donnell stated that the board is in the process of developing the plan.

**4. Accounts Payable through March 21, 2005**

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

Barbacane Thornton & Co.	\$1,170.00
John Carnes Jr.	\$92.00
City of Coatesville	\$1,974.19
Downtown Revival Limited Partnership	\$1,724.76
Love’s Catering	\$193.45
The Mowday Group Inc.	\$3,875.00
Patrick C. O’Donnell, Esq.	\$2,516.25
Office Basics	\$69.36
Ruthann Russell	\$12.18
Total	\$11,627.19

Mr. Phillips 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:

Comfort Care Textiles, Inc.	\$5,500.00
Stone Consulting & Design, Inc.	\$2,563.83
Yerkes Associates, Inc.	\$2,150.00

Total \$10,213.83

5. **Treasurer’s Report**

Ms. McQuiston presented the balance sheet, the Downtown Revival Project Loans, the Cansler Homeownership Project and the report on the rental properties. The Authority members had a discussion on the status of the rental properties. The Authority members requested the amounts of the rents to be listed on the report.

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

**Flats – Tower Investments**

Mr. Janssen announced that Buchart Horn is working on the engineering of the river walk. Mr. Janssen also announced that staff met with the Brandywine Conservancy to discuss the appropriate treatment of the riverbanks of the Brandywine for the proper construction of the river walk.

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

Mr. Janssen announced that staff is working with Mr. Pulver on the financing of his office building and hotel. Mr. Pulver has expressed that he would like to have the opportunity to explore for additional offices at First and Lincoln Highway. Mr. Janssen stated that a quote is presented for the repainting of the Lincoln Center Building. Mr. Janssen stated that there is an opportunity to use the Public Works personnel to do the painting of the building to improve its appearance in the mean time.

**Northern Development Area – Baker Properties**

There is nothing new to report on this project.

**Downtown Chetty Builders**

There is nothing new to report on this project.

**Downtown Cansler**

There is nothing new to report on this project.

**Downtown TR White**

Mr. Janssen stated that we are working on the agreement with the Cultural Society, which is ready to go.

**Train Station**

There is nothing new to report on this project.

**Warehouse Reuse – TRWhite**

There is nothing new to report on this project.

**120-112 mill Project – TRWhite**

There is nothing new to report on this project.

**ISG Shatter Zone – Tower Investment**

There is nothing new to report on this project.

**Record Building**

There is nothing new to report on this project.

7. **Old Business**

**Confirm the appointment of the Project Manager Staff position for the Redevelopment Authority**

Mr. Janssen announced that Mr. James Franciscus was selected as the Project Manager for the Redevelopment Authority. Mr. Givler made the motion to approve the hiring of Mr. Fanciscus as the Project Manager for the Redevelopment Authority with an annual salary of \$45,000 and a start date of April 4, 2005; Mr. Milanese seconded the motion and motion passed 4-0. Mr. Pawlowski announced that the Authority received numerous applications for this position.

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

Mr. Krack announced that he and Mr. O'Donnell have been working on developing the relocation plan with the help of the Baltimore plan. This is a very long and intense plan and will take a lot of work to develop the plan to fit the needs of the Redevelopment Authority. Mr. Krack stated that he will report on the progress at the next meeting.

**Report on the sale of RDA properties**

Mr. Krack stated that there are nine properties that we are moving forward on the advertising of the bids. Two of the properties are lots, the remaining properties have structures on the properties. The advertisements should go out by Friday to the Daily Local News and the ad will also be placed on the city's website.

**Confirm the agreement of sale for the acquisition of 309 East Lincoln Highway and to Confirm the agreement for the acquisition of 311 East Lincoln Highway**

Mr. O'Donnell explained that he has reviewed the agreements and has been in contact with Ms. Salahuddin to discuss the development of the agreements. Mr. Phillips made the motion to approve the amended agreements; Mr. Givler seconded the motion and motion passed 4-0.

**Confirm prefunding resolution for the TIF financing package**

Mr. Janssen gave a lengthy explanation of the Tax Increment Financing (TIF) to the Authority members and the public. The Authority members acknowledged receipt of the TIF resolution for the 40 million dollars as it was adopted at the last meeting.

8. **New Business**

**Receive and consider a proposal for Commercial and Rental Market Analysis prepared by Buxton**

Mr. Janssen stated that he met with representatives from Buxton, which is a national Commercial and Retail Market Analysis firm, when he was in San Diego. This firm specializes in developing market analysis on population demographics and actual time and travel analysis. Mr. Janssen stated that if the Authority members are not opposed to it, he would like to share this information with the developers. The Authority had no objections.

**Receive and consider a proposal for the installation of conduit under the Brandywine Railroad at Lincoln Highway to be completed in conjunction with the reconstruction railroad crossing**

Mr. Janssen stated that we are moving forward with the downtown streetscapes project which will include the installation of underground conduit. The railroad across Lincoln Highway is going to be replaced in the near future. While the railroad is being replaced, we can install the conduit and junction boxes at either side, which would preserve the opportunity for us to use crossing sub-grade in the future. Mr. Krack has received a proposal for the installation of three inch PVC pipes and conduit boxes at an estimated cost of \$2,040.00. Mr. Janssen stated that he would like

approval to authorize this work with a request for a cost not to exceed \$3,600.00. Mr. Givler made the motion to authorize the work to be complete at a cost not to exceed \$3,600.00; Mr. Milanese seconded the motion and motion passed 4-0.

**Consideration of rental of temporary fence for GO Carlson site**

Mr. Janssen stated that since the green fence was removed from the GO Carlson site, there is a problem with the possibility of people entering the site. The area in question is approximately 150 feet and we would like to rent a fence to secure this area. A quote is presented for a one-year rental of a portable fence system. Mr. Janssen is requesting authorization to install the temporary fence to properly protect the site for a cost not to exceed \$4.89 per lineal foot from National Construction Rentals. Mr. Pawlowski made the motion to approve the installation of the portable temporary fence system from National Construction Rentals at a total cost not to exceed \$1,467 on an annual basis; Mr. Givler seconded the motion and motion passed 4-0.

**Memorandum of Understanding for Elmwood Gardens**

Mr. Janssen stated that there is an agreement of sale for Elmwood Gardens to another entity that is assembling the dollars to totally renovate the property. Nearly half of the units are vacant, and this company is going to renovate all of the units. This complex is made up of 62 affordable income units for rent. The applicant is seeking the Redevelopment Authority's support in their application for funding for renovating the complex and they are prepared to enter into a memorandum of understanding to make the units available to the Redevelopment Authority over the life of the revitalization project for relocation purposes. Mr. Pawlowski made the motion to authorize the Solicitor to bring the agreement into final form; Mr. Givler seconded the motion and motion passed 4-0. The MOU would be presented to the Redevelopment Authority in two weeks, which we would then be in a position to develop the support letter.

**Agreement of Sale for the Cultural Society Building to TR White**

Mr. O'Donnell stated that he has negotiated an agreement with the Authority during executive sessions, which the RDA would transfer the two building to the west of the Cultural Society to TR White. The RDA would demolish the structures and clean up the lots and convey them to TR White. In return, TR White will put up a bond to insure the completion of the construction work and will submit plans to the RDA for review and approval, and to obtain approvals from the appropriate government agencies. This is to take place during the demolition of the property. TR White has to complete the construction within one year of the closing on the property. Mr. O'Donnell requested authorization to submit this agreement to TR White. The Authority had not objections to this being submitted to TR White.

**Old YMCA Building**

Mr. Milanese stated that he will excuse himself from any dialogue due to this property being owned by his son.

Mr. Janssen announced that we have a leasehold concept that needs to be finalized. This leasehold was presented over the weekend. Mr. Janssen stated that if there is an objection he would like to bring this to final form for ratification and present it to the Authority in two weeks. The Authority members had no objections.

Mr. O'Donnell stated that on March 31 there will be a board of view hearing on the condemnation for the Cansler project on the north side of the railroad tracks. The hearing is scheduled to take place at 10 AM at the County Courthouse.

**9. Continued discussion on the Tax Increment Finance Plan**

Mr. Janssen stated that tomorrow morning he will be meeting for the final time prior to a recommendation on the TIF finance plan with our consultant. It is anticipated that in two weeks the actual financial plan will be presented for endorsement from the Redevelopment Authority to be sent to the School District, to the City and to the County. Mr. Janssen explained the process for the approval process of the TIF plan to clear any misunderstanding that may be in the public.

There being no further business, Mr. Pawlowski made the motion to close the meeting at 8:25 PM; Mr. Milanese seconded the motion and motion passed 4-0.

Respectfully Submitted,

Regina Horton  
Secretary