

**Redevelopment Authority
Regular Meeting
April 4, 2005**

1. Call to Order

Mr. Givler convened the meeting at 7:40 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, Regina Horton, Gabe Milanese, John Pawlowski

Solicitor: Patrick O’Donnell

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

Absent: Patrick Phillips

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 21, 2005 with corrections; Mr. Milanese seconded the motion. Motion passed 4-0.

3. Citizens Comments on Agenda Items

There were no comments from the public.

4. Accounts Payable through April 4, 2005

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

City of Coatesville	\$137.20
Office Basics	\$18.40
Office Depot	\$242.60
Peco Energy	\$422.21
Sherwin Williams	\$129.72
Ted Skiadas	\$50.73
Unlimited Lock Co.	\$264.52
Videonet	\$9,750.00
Total	\$11,152.58

5. Update and Action on Authority Projects

Flats – Tower Investments

Mr. Janssen announced that the concrete and asphalt bid for the GO Carlson site is on the agenda this evening. Buchart Horn is fully involved with the engineering of the river walk. We are developing dialogue with the Brandywine Conservancy and with the Brandywine Valley Association regarding the development of the river walk.

Office Development- Along Route 82 – Oliver Tyrone Pulver

Mr. Janssen announced that staff is looking at the traffic flow for the office development in 100, 200 & 300 blocks of downtown and how to organized incoming traffic into the City so that it can be funneled into the garages that will be located in the older part of town. Mr. Janssen announced that we may be prepared to make a presentation on the traffic flow issues at the next meeting. We

expect to hear from the Commonwealth Finance Agency regarding the grant application for the hotel and office building this month.

Northern Development Area – Baker Properties

Mr. Janssen announced that he had a major meeting with Penn Dot to discuss the regional impact of development from the City and the surrounding townships. They were particularly concerned about what is happening south of the City with the developments that are occurring because there is very little access for the areas south of the City to the Route 30 bypass, except to come straight through town. Mr. Janssen stated that we have a design alternative for First Avenue and Lincoln Highway. Mr. Janssen stated that Penn Dot had concerned about the Strode Avenue and Route 30 area being a bottleneck for traffic. They were excited to see the City plans for the realignment of First Avenue and Lincoln Highway. Mr. Janssen also stated that discussions were held on the Baker property development access from Route 82. They are looking to offset the intersection with Manor Road by a couple of feet, which would allow for Manor Rd. and Route 82 to be signalized to allow all of the traffic to easily flow in this area.

Downtown Chetty Builders

Mr. Janssen announced that we are continuing the acquisition of 300 block of Lincoln Highway for the first Chetty Tower. Mr. O'Donnell presented the Redevelopment Authority with the keys to 300 E. Lincoln Highway. The public is now permitted to park in the lot next to the building. Mr. O'Donnell stated that we have not yet gone to settlement yet due to title issues from the seller's side. As soon as these issues are straightened out we will go to settlement on the property. Mr. Krack stated that the bid for demolition of the building will most likely go out on Thursday or Friday of this week and we plan to have the bids back in a timely fashion for the RDA's review.

Downtown Cansler

There is nothing new to report on this project.

Downtown TR White

Mr. Janssen announced that the demolition of the buildings adjacent to the Cultural Society for the TR White building is on the agenda this evening.

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.

6. **Old Business**
Report on the sale of RDA properties

Mr. Krack announced that the advertisement was completed for the properties up for bid. Many individuals have inspected the properties. The bid opening is scheduled for April 8, 2005. Mr. Krack stated that there will be a review of the bids and a presentation and report will be presented at the next meeting for approval.

Receive and consider an add alternate to the demolition contract for 129-133 East Lincoln Highway

Mr. Janssen stated that we bid for the demolition of 129-133 East Lincoln Highway and there is an issue with the older construction. The contractor was faced with the adjacent buildings sitting on the foundation of the building to be demolished. The contractor was not aware of this issue until they started. They would need to build a foundation for the adjacent building to ensure that they would not be affected by the demolition of 129-133 East Lincoln Highway. The additional cost to the original bid is \$9,900.00. The construction company, A. J. Jurick Inc. should be able to start with this process on April 5, 2005. Mr. Pawlowski made the motion to approve the add alternate at a cost of \$9,900 to A. J. Jurick Inc.; Ms. Horton seconded the motion and motion passed 4-0.

Receive and consider an add alternate to the Act 2 liability released report for the Flats Redevelopment site

Mr. Janssen stated that a report was received from Weston Solutions regarding the final testing of ground water associated with the Flats Project. There is additional testing and documentation needed from Weston to DEP to properly close the site. The estimated cost for this work is \$43,000. Mr. Givler made the motion to proceed with the work at a cost not the exceed \$43,000 to Weston Solutions, and to direct staff to look into a third party review of the report; Mr. Pawlowski seconded the motion and motion passed 4-0.

Receive and consider a Resolution to amend to the Redevelopment Proposal originally adopted by the Redevelopment Authority and the City Council on October 6, 2003

Mr. O'Donnell stated that this resolution is to amend the original redevelopment proposal signed by the RDA, Planning Commission and City Council on October 6, 2003. The addition to the proposal is to add in the contracts with any developer a clause related to relocation costs. This is a recommendation by the Redevelopment Authority to City Council to adopt these changes to the redevelopment proposal. Mr. Pawlowski stated that if and when the relocation occurs, no one will be thrown out on the streets. The Redevelopment Authority and City Council has to help with the relocation of the displaced residents. Mr. O'Donnell stated that the Redevelopment Authority will need to set up a sub-committee for the residents to appeal the decision of the Redevelopment Authority. Mr. Givler made the motion to approve the Resolution; Mr. Pawlowski seconded the motion and motion passed 4-0.

Mr. Givler welcomed Mr. Franciscus to the Redevelopment Authority as this is his first day in the position.

7. New Business

Receive and consider a proposal to paint 101-111 East Lincoln Highway

Mr. Janssen stated that the Lincoln Center Building located at 101 East Lincoln Highway is in need of a face lift. Mr. Krack has secured quote to have the building painted. The City worked with Sherwin Williams for the paint to be purchased at a discounted rate for the residents. The lowest responsible bidder presented at cost of \$3,200 with the paint to be purchased by the Redevelopment Authority. Ms. Horton made the motion to approve the bid in the amount of \$3,200 to Brian Mowday as the lower responsible bidder meeting Authority specification; Mr. Pawlowski seconded the motion and motion passed 4-0.

Report for public receipt the bids for the demolition of Concrete and Asphalt on the GO Carlson Site and consider their disposition

Mr. Janssen stated that the bid opening for this project was held on Thursday, March 31, 2005, which was conducted by Ms. Russell with Mr. Newhams in attendance at 12 PM. There were two bids received from Trego Excavating in the amount of \$750,000 and from Pflumm Contractors, Inc. in the amount of \$541,600. One of the bids was in compliance and one was not in compliance. Trego Excavating did not submit a bond, whereas Pflumm Contractors did submit a bond. The recommendation is to reject the bids and re-advertise to receive a better response. Mr. Givler made the motion to reject the bids; Mr. Milanese seconded the motion and motion passed 4-0. Mr. Givler stated that this project will be re-advertised closer to the time to the transfer of property to the developer.

Mr. O'Donnell asked to have an item added to the agenda for the transfer of 309 East Lincoln Highway and 311-313 East Lincoln Highway to Amna Salahuddin. Mr. O'Donnell stated that we will be going to settlement in two days on these properties. There is a resolution developed for the RDA to purchase the named properties in lieu of condemnation. Mr. Milanese made the motion to approve the resolution; Ms. Horton seconded the motion and motion passed 4-0.

Mr. Pawlowski stated that he has walked along the Brandywine Creek and noticed all the weeds along the creek. He would like to see this area cleaned up. Mr. Pawlowski also stated that at the last City Council meeting there was a flyer passed around. Mr. Pawlowski has concerns over the information in this flyer. There is one item that reflects on the Redevelopment Authority members, which refers to "Pay to Play". Mr. Pawlowski asked each member if they know anything about the play to play accusations. Mr. Krack stated "No"; Mr. Janssen stated "No"; Mr. Givler stated "No"; Mr. Pawlowski stated "no"; Mr. Milanese stated "No"; and Ms. Horton stated "No". Mr. Pawlowski went on to state that he sent a certified letter to Christine Milbourne asking her about the accusations in the flyer and to show in proof of these accusations. Mr. Pawlowski read the letter aloud.

Mr. Janssen announced that the RDA received a visit from Congressman Gerlach and US Attorney Pat Meehan. The Congressman and US Attorney announced the award of a grant in the amount of \$175,000. Mr. Janssen stated that out of 122 cities seeking Weed & Seed designation only 22 were selected and 49% of the 22 cities received this grant approval.

8. Continued discussion on the Tax Increment Finance Plan

Mr. Janssen announced that we are close to designating the dates with the School District for the TIF presentation. A special meeting will be scheduled for this presentation with the School District and an additional special meeting is to be scheduled for public comment on the TIF. Numerous town meeting will then be scheduled.

There being no further business, Mr. Givler made the motion to close the meeting at 8:40 PM; Ms. Horton seconded the motion and motion passed 4-0.

Respectfully Submitted,

Regina Horton
Secretary