

**Redevelopment Authority  
Regular Meeting  
April 18, 2005**

**1. Call to Order**

Mr. Givler convened the meeting at 7:39 pm in Council Chambers and announced that the RDA met in executive session at 7:00 pm for the purpose of personnel, legal, and land acquisition matters.

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

Solicitor: Patrick O’Donnell

Staff Present: E. Jean Krack, James Franciscus, Elizabeth McQuiston, Fran Newlin and Ruthann Russell

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 April 4, 2005; Mr. Milanese seconded the motion. Motion passed 4-0.

**3. Accounts Payable through April 18, 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:

Beatty Lincke	\$1,276.50
Brian K. Mowday	\$1,600.00
City of Coatesville	\$2,862.83
Daily Local News	\$285.18
Nextel Communications	\$148.71
Patrick C. O’Donnell, Esq.	\$5,075.00
Office Depot	\$45.95
Peco Energy	\$10.95
Videonet	<u>\$819.41</u>
Total	\$12,124.53

Mr. Givler 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:

Stone Consulting and Design, Inc.	\$1,520.00
Yerkes Associates	<u>\$3,305.75</u>
Total	\$4,825.75

**4. Treasurer’s Report**

Ms. McQuiston presented the financial reports and asked if the Authority members had any questions. There being no questions Mr. Givler moved to the next agenda item.

**5. Old Business**

**Receive public bids for the sale of RDA properties and consider their award.**

Mr. Franciscus announced that the public bid opening was held on April 8, 2005 at 3:00 p.m. Mr. Franciscus, Ms. Russell, Mr. Michael Givler and Ms. Christen were in attendance along with thirteen (13) bidders.

Mr. Franciscus announced that ten (10) bids were received for 138 South Third Avenue, TPN #16-10-43. There was a minimum bid requirement of \$25,000. The high bid received was from William Wells of 141 Pembroke Circle, Phoenixville in the amount of \$44,200. Mr. Givler made the motion to award the bid of 138 South Third Avenue to William Wells in the amount of \$44,200; Mr. Phillips seconded the motion and motion passed 4-0.

325 South First Avenue, TPN #16-10-129, had a minimum bid of \$25,000. There were four (4) bids received with the high bid of \$25,186.86 from Deborah Burton, however the bid did not include the Addendum of Sale. Mr. Milanese made the motion to accept the bid of 325 South First Avenue from Deborah Burton of 836 Poplar Street, Coatesville in the amount of \$25,186.86 with the condition that Ms. Burton submits the Addendum of Sale by the close of business on Tuesday, April 19, 2005; Mr. Pawlowski seconded the motion and motion passed 4-0.

356 South First Avenue, TPN #16-10-13 had a minimum bid of \$25,000. There were two (2) bids received with the high bid of \$7,000 from Amna Salahuddin. Mr. Givler made the motion to reject the bid due to the bid being lower than the minimum bid requirement; Mr. Pawlowski seconded the motion and motion passed 4-0. Mr. Givler asked that staff look at re-bidding this property.

376 Fleetwood Street, TPN #16-5-111 had a minimum bid of \$25,000. There were two (2) bids received with the high bid of \$17,900 from William Wells. This bid did not meet the minimum bid requirement. 421 Coates Street, TPN #16-2-45 had a minimum bid of \$25,000. There were two (2) bids received with the high bid of \$2,000 from Amna Salahuddin. This bid did not meet the minimum bid requirement. Mr. Givler made the motion to reject the bids for 376 Fleetwood Street and 421 Coates Street; Mr. Milanese seconded the motion and motion passed 4-0.

756 Coates Street, TPN #16-6-202 had a minimum bid of \$25,000. There were four (4) bids received with the high bid of \$31,197.97 from Deborah Burton, however the bid did not include the Addendum of Sale. 831 Poplar Street, TPN #16-2-73.1 had a minimum bid of \$3,000. There were seven (7) bids received with the high bid of \$8,001 from Peter Balin, however this bid did not include a Letter of Credit. Mr. Pawlowski made the motion to accept the bid for 756 Coates Street in the amount of \$31,197.97 from Deborah Burton of 836 Poplar Street, Coatesville with the condition that Ms. Burton submit the Addendum of Sale by the close of business on Tuesday, April 19, 2005 and to accept the bid for 831 Poplar Street in the amount of \$8,001 from Peter Balin of PO Box 42, Valley Forge with the condition that Mr. Balin submit a letter of credit by the close of business on Tuesday, April 19, 2005; Mr. Phillips seconded the motion and motion passed 4-0.

Mr. Franciscus announced that there were no bids received for 736 Lumber Steet, TPN #16-6-140 or for 224 West Diamond Street, TPN #16-6-80.

Mr. O'Donnell expressed his concerns regarding the clearing of property titles and stated that Mr. Carnes suggested that it may be better for the properties to go through tax sale. Mr. O'Donnell explained the reasons for the time consuming process of clearing property titles. Mr. Krack recommended that staff report on the process of the property sales at the next meeting.

**6. New Business**

**Executive Director Position**

Mr. Givler made the motion to appoint Mr. E. Jean Krack as the executive director for the Redevelopment Authority; Mr. Phillips seconded the motion and motion passed 4-0.

**Consider a change in the RDA meeting times**

Mr. Givler announced with more complex issues the Redevelopment Authority faces, there is a need to change the starting time for the public meetings. The new starting time for the Redevelopment Authority public meetings will be 7:30 p.m. with an executive session from 7:00 p.m. to 7:30 p.m. The meeting dates will not change. Mr. Phillips made the motion to change the starting time for the Redevelopment Authority public meeting from 7:00 p.m. to 7:30 p.m.; Mr. Pawlowski seconded the motion and motion passed 4-0.

#### **Receive public bids for the demolition of 300 East Lincoln Highway and consider their award**

Mr. Krack announced that the bid opening for the demolition of 300 East Lincoln Highway was held on April 15, 2005 at 12:05 p.m. at Coatesville City Hall. The opening was persisted over by Mr. Franciscus. Others in attendance were Mr. Newhams, Director of Codes Enforcement; Ms. Russell, RDA Administrative Assistant and Mr. Yerkes, Yerkes Associates. There were 6 bids received from Main Line Paving Company, Devon, PA in the amount of \$81,550.00 with no separate fee for addendum 1; Empire Dismantlement Corp., Tonawanda, NJ in the amount of \$117,620.00 with \$6,800.00 for addendum 1; A. J. Jurich Inc., Aston, PA in the amount of \$147,000.00 with no separate fee for addendum 1; Pflumm Contractors, Inc., Millersville, PA in the amount of \$82,234.00 with \$7,250 for addendum 1; Column Contraction Inc., Glenmoore, PA in the amount of \$165,000.00 with \$15,000.00 for addendum 1; and Altchem Environmental Service, Inc., South Hampton, PA in the amount of \$124,000.00 with \$3,000.00 for addendum 1. Mr. Milanese made the motion to award the bid to Main Line Paving in the amount of \$81,550.00 as the lowest responsible bidder meeting RDA specifications and contingent upon review and approval from the RDA solicitor; Mr. Phillips seconded the motion and motion passed 4-0. Mr. Krack stated that Yerkes Associates will send a notice to proceed.

#### **Receive and consider a Resolution for Bank Signature Cards**

Mr. Krack stated that with the change in staffing a new signature card would need to be completed. This resolution addresses the bank account signature. Mr. Givler made the motion to approve the resolution as presented; Mr. Phillips seconded the motion and motion passed 4-0.

#### **Additional items of concern**

Mr. Pawlowski stated that at the last RDA meeting he discussed issues related to the upcoming election and the candidates, specifically a flyer sent out by Ms. Christine Milbourne. Mr. Pawlowski stated that a person dropped off a letter at his home mysteriously. Mr. Pawlowski stated that he did not know the identity of the person, however he was told that this person was Mr. Arthur Daggett of the Fire Company and the vehicle was owned by Rev. Patricia Ray. Mr. Pawlowski presented the letter to his fellow Authority members and proceeded to read a portion of the letter, which was *“These council incumbents with your help and the RDA have purposely held back details from the public allowing them to move forward with developers to make deals that would effectively line their pockets. Some of that will come out in the public record. Unfortunately, the rest may have to come out by lawsuits requiring some of their friends, family and the developers to testify and produce documents allowing us to see the trail. I’ll have legal counsel and other support to handle that when the time is right.”* Mr. Pawlowski stated that he did speak with Ms. Milbourne and she claims that she did not write this letter, however she is the signature on the letter. Mr. Pawlowski continued stating that he spoke with Ms. Milbourne daughter to which she stated that her mother could not have written the letter. According to Mr. Pawlowski, Ms. Milbourne is not aware that there was a Redevelopment Authority

Mr. Pawlowski challenged the person responsible for writing this letter to identify themselves and challenged the individuals that deliver the letter to him and the driver of the green car to name the author of the letter. Mr. Pawlowski stated that there is very little truth being spoken in the City.

Mr. Pawlowski announced that in discussions with Ms. Milbourne, she stated that she did not fund the flyer sent out. This flyer did state that it was paid for by the candidate.

**7. Public Comment**

Rev. Patricia Ray – Rev. Ray commented on the chairperson making motions and carrying them through. Rev. Ray stated that this is illegal. Mr. O'Donnell stated that with smaller organization, the making of motions can be made by the chairperson. Rev. Ray continued stating members of the RDA always supported Mr. Janssen and now that Mr. Janssen is gone why did the RDA put the acting city manager in the executive director position. Why are the city managers always filling executive director positions? Mr. Krack stated the growth of the RDA is moving forward and needs the continuity of the City staff to stay moving forward. Mr. Franciscus and Ms. Russell are RDA employees and eventually the RDA will be staffing employees separate from the City. Rev. Ray asked why there is not a grocery store in the City and why the activity center is not moving forward with the Hope VI funding. Mr. Krack stated that the Hope VI funds were transfer to other Hope VI projects within the City. The funds were not lost or returned.

Harry Colon, 426 Maple Ave. – Mr. Colon stated that he purchased 135 Franklin Street and there is still an issue on the ownership of the property. Mr. Colon explained the delimna he faces to the RDA members. Mr. O'Donnell announced that this property was not owned by the RDA and they did not sell this property to Mr. Colon; therefore this is not an issue for the RDA, Mr. Colon would need to discuss his issues City Council.

Bob Saucier, 1113 Olive Street – Mr. Saucier asked Mr. Pawlowski if he sits on the Committee for Revitalization and if he is responsible for the publication in the Philadelphia Inquirer. Mr. Pawlowski stated that the letter was not sent out by the RDA; it was sent out by the Knight Ritter Foundation, which is the owner of the Philadelphia Inquirer. Mr. Saucier challenged the RDA members not to send out glossy brochures because Mr. Pawlowski sits on the committee for the incumbents. Mr. Saucier asked how many jobs are proposed for the redevelopment. Mr. Krack suggested that Mr. Saucier obtain this information on the City of Coatesville's website.

Pat Sellers, 61 Deerpath Lane, Glenmoore – Mr. sellers appreciates Mr. Krack's comments on the RDA eventually operating on it own. Mr. Sellers commented on the RDA and City Council's letter dated April 2, 2005 and the fact that the RDA is encouraging the settlement of the Saha property. Mr. Sellers stated that the golf course in "dead in the water". Mr. Sellers stated that they will withdraw their appeal on the amendments if City Council and the RDA stop the condemnation of the Saha property.

There being no further business, the meeting adjourned at 8:45 PM.

Respectfully Submitted,

Regina Horton  
Secretary