

**Redevelopment Authority
Regular Meeting
May 2, 2005**

1. Call to Order

Mr. Givler convened the meeting at 7:41 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, Regina Horton, 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

Mr. Givler led everyone in the pledge of allegiance.

2. Receive and Approve Minutes

Mr. Phillips made the motion to approve the minutes of April 18, 2005; Mr. Pawlowski seconded the motion. Motion passed 5-0.

3. Accounts Payable through April 18, 2005

Mr. Milanese made the motion to approve the payables for the operating account; Ms. Horton seconded the motion and motion passed 5-0. The payables are as follows:

Brandywine Med Center	\$125.00
Brian K. Mowday	\$1,600.00
City of Coatesville	\$3,832.02
Daily Local News	\$1,344.02
Home Depot	\$114.26
The Mowday Group Inc	\$6,252.50
National Construction Rental	\$1,993.58
Office Basics	\$ 41.40
Office Depot	\$117.30
Peco Energy	\$182.71
Ted Skiadas	<u>\$ 18.65</u>
Total	\$15,621.44

Mr. Pawlowski made the motion to approve the payables for the loan account; Mr. Phillips seconded the motion and motion passed 5-0. The payables are as follows:

Weston Solutions	\$34,755.20
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4. Old Business

Update on Ches Penn project

Mr. Krack presented the update on the Ches Penn project to be located at Palmer Avenue and the 700 block of East Lincoln Highway. Mr. Krack stated that Ms. Cansler forwarded the documents for the development of the project. A representative will be present at the next RDA meeting to formally present the project to the Redevelopment Authority for information purposes only.

Approval for letter to Amna Salahuddin for the properties at 100 and 102 Strode Avenue

Mr. Krack announced that Ms. Salahuddin purchased 100 and 102 Strode Avenue from the Redevelopment Authority five months ago. There was a stipulation in the agreement that Ms. Salahuddin is required to bring the buildings up to code within six months of the purchase date.

Ms. Salahuddin has one month to make significant progress. Mr. Krack requested that staff send a letter warning Ms. Salahuddin of the possible breach of conditions to the agreement. The Authority members had no objections to this request.

5. New Business

Declare Tower 1 and 2 a Redevelopment Project

Mr. Krack announced that a resolution is presented to declare Tower 1 and 2 as a Redevelopment Project. Mr. O'Donnell updated the Authority of the progress and explained the provisions of the resolution. The developer is required to notify the tenants of their rights under the relocation plan. Mr. Phillips made the motion to approve the resolution as presented; Mr. Milanese seconded the motion and motion passed 5-0.

Approve Bog Turtle Habitat Investigation and endangered Plan Species Search

Mr. Krack stated that it was determined that the Pulver project area was not a bog turtle habitat area. However, the study conducted on the area will be expiring in May of this year. If the Fish and Wildlife Commission cannot offer an extension another study will need to be conducted. Mr. Krack stated that the only time during the year to complete this type of study is between April 15th and June 15th. Therefore, if the study is needed, we will need to move quickly. Mr. Krack stated that we received an estimated cost of \$10,000 from Carroll Engineering to complete the study. Mr. Pawlowski made the motion to pre-approve the study to be completed only if necessary at a cost not to exceed \$10,000; Ms. Horton seconded the motion and motion passed 5-0.

Redevelopment Assistance Capital Program Grant Resolution

Mr. Franciscus stated that we need to pass a resolution to allow the Chester County Economic Development Council to submit the application for the Redevelopment Assistance Capital Program Grant in the amount of \$5,750,000. Mr. Krack stated that these are the funds that Governor Rendall presented to the Redevelopment Authority back in December of 2004. However, the funds need to be formally applied for through a process that needs to be completed. The Chester County Economic Development Council is the agency that is putting the application together on behalf of the Redevelopment Authority and Mr. Pulver. Mr. Pawlowski made the motion to approve the resolution as presented; Mr. Phillips seconded the motion and motion passed 5-0.

Consider an RFP for Branding Strategy Consultant

Mr. Krack stated that the Redevelopment Authority should hire a consulting firm that specializes in the Relocation Act. Mr. Krack asked for authorization to move forward with developing an RFP from these types of consulting companies. The Authority members had no objections to the request. Mr. Krack stated that staff will report back on the progress.

Make a formal proposal for the acquisition of 301 East Lincoln Highway

Mr. Krack announced that Mr. Chetty of Chetty Builders has made numerous attempts to acquire this property. Mr. Chetty has obtained all of the other properties associated with this project. Mr. Chetty is now requesting the help of the Redevelopment Authority. Mr. Krack stated that an offer has been developed for the property with a two week response time from the current owner, which would have a date of May 15, 2005. If the offer is rejected by the owner, the Authority would move forward with taking the property through eminent domain. The Authority gave the approval to proceed.

Incident report for 13 North Third Avenue

Mr. Franciscus reported on an incident that occurred two weekends ago. A vehicle ran into the property at 13 North Third Avenue. This was reported to the police and our insurance company. We are working with the insurance company to take care of the damage to the building. However, some emergency repairs needed to be completed. This is for information purposes only.

Wetland Delineation

Mr. Krack stated that wetlands delineation needs to be completed on the Flats area as required by the Department of Environmental Protection. Mr. Krack stated that Buchart Horn would be handling this study to identify any wetlands on the area. A proposal was received by Buchart Horn in the amount of \$2,514 to walk the site; \$3,700 for the wetlands delineation study; \$600 for the report; and \$1,800 for a Bog Turtle Study. Mr. Krack requested approval to move forward on the wetlands identifications at a cost of \$2,514.96. Mr. O'Donnell suggested that the Authority authorize up to the total cost of the project in the amount of \$8,732.79. Ms. Horton made the motion to allow staff to move forward on the wetlands identifications at a cost not to exceed \$8,732.70; Mr. Milanese seconded the motion and motion passed 5-0.

6. Public Sale

Bob Saucier, 1113 Olive Street – Mr. Saucier asked how he could file an application for the executive director's position for the Redevelopment Authority. Mr. Givler stated that Mr. Krack is the permanent executive director, therefore, the position is filled. Mr. Saucier continued by asking if Mr. DeSimone owns 301 East Lincoln Highway. Mr. O'Donnell stated that Mr. DeSimone is not the owner of this property. It is owned by a company named Telco. Mr. Saucier stated that the building was constructed in 1891 and if the City had an active HARB Board it would be on the historical registry. Mr. Saucier continued by stating at the last RDA meeting Mr. Givler asked him if he was employed. Mr. Saucier announced all the companies where he was employed. Mr. Saucier stated

that he is no longer working because he suffers from manic depression and is on disability. Mr. Saucier stated that he was offended that he was asked about his personal life. At this point, Mr. Givler asked Mr. Saucier to have a seat due to this topic being inappropriate to discuss in a public meeting. Mr. Saucier then asked why Mr. Givler brought this topic up at the previous meeting of the RDA. Mr. Saucier was asked to leave the meeting at this time. Mr. Saucier returned to his seat.

Roselyn White, 32 Foundry Street – Ms. White expressed her opposition to the fact that Mr. Pawlowski mentioned her mother, Ms. Christine Milbourne, in a negative way at the last meeting. Ms. White stated that Mr. Pawlowski went to her mother's home and asked if she wanted to go to dinner and to attend a meeting afterwards. Ms. White again expressed her feelings on the comments Mr. Pawlowski made concerning her mother. Ms. White felt that Mr. Pawlowski is wrong for his negative comments.

Reverend Patricia Ray – Rev. Ray stated that she thought this was a Redevelopment Authority meeting. Rev. Ray expressed her feelings regarding Mr. Pawlowski talking about people and naming individuals during a public meeting. Rev. Ray feels that Mr. Pawlowski's comments were inappropriate.

Pat Sellers, 61 Deerpath Lane, Glenmoore – Mr. Sellers announced that he and Mr. Simpson were contacted by Mr. Bart Blatstein to request a meeting. Mr. Blatstein was trying to convince him and Mr. Simpson to stop talking about the TIF to other organizations. Mr. Sellers stated that Mr. Blatstein told them if the developers get the TIF there would no longer be a need for the golf course. Mr. Sellers stated that he does not support the TIF because he feels that it will have a negative impact on the school district.

There being no further business, Mr. Pawlowski made the motion to adjourn at 8:27 pm; Ms. Horton seconded the motion and motion passed 5-0.

Respectfully Submitted,

Regina Horton
Secretary