

**Redevelopment Authority  
Regular Meeting  
May 16, 2005**

**1. Call to Order**

Mr. Givler convened the meeting at 7:34 pm in Council Chambers

Present: Members: Paul Givler, Gabe Milanese, John Pawlowski and Patrick Phillips  
Staff: Jean Krack, Elizabeth McQuiston, James Franciscus and Ruthann Russell  
Solicitor: Patrick O’Donnell

Absent: Regina Horton

The Redevelopment Authority met in executive session at 7:00 pm to discuss Real Estate, Legal and Personnel Issues.

**2. Receive and Approve Minutes**

Mr. Pawlowski made the motion to approve the meeting minutes of May 2, 2005; Mr. Milanese seconded the motion. Motion passed 4-0.

**3. Citizen Comments on Agenda Items**

Amna Salahuddin, - Ms. Salahuddin asked the members of the Authority if they had any questions regarding the 100 & 102 Strode Avenue properties. Mr. O’Donnell stated that the Authority received the six month extension from Ms. Salahuddin. The authority discussed her request and Mr. O’Donnell will provide her the desired extension language.

**4. Accounts Payable through April 18, 2005**

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

City of Coatesville	\$18.65
Downtown Revival Limited Partnership	\$2,778.00
Fox Rothschild, O’Brien & Frankel	\$64,291.63
The Mowday Group	\$3,031.25
O’Donnell, Patrick C Esquire	\$5,262.50
Ultra Bright Janitorial Service	\$90.00
Video Net	<u>\$715.50</u>
Total	\$76,214.77

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

Weston Solutions	\$14,351.60
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Yerkes Associates, Inc.	\$5,343.25
Total	\$19,886.85

Mr. Pawlowski inquired on the status of the studies. Mr. Franciscus announced that the Bog Turtle was no longer required.

**5. Treasurer's Report**

Ms. McQuiston announced that \$100,000.00 was transferred to their account.

**6. Old Business**

**Update on ChesPenn project**

Mrs. Tammy Cansler of Cansler Investments Group and Ms. Frances Sheehan of the Brandywine Health and Wellness Foundation presented the Authority with the plans for the ChesPenn Project located at 736 East Lincoln Highway.

Ms. Sheehan indicated the Dental Center will be opening to the public on June 5, 2005. Ms. Sheehan stated that ChesPenn currently has a two year lease at their current location until the site at 736 East Lincoln Highway is available.

Mrs. Cansler presented the floor plans to the Authority. The first floor will be for the medical offices of ChesPenn, the second and third floors will be for senior housing and the fourth floor will be commercial office space and conference rooms. The plan provides 40 parking spaces for the residential/office/patients. Mr. Phillips inquired if that is enough parking. Mr. Krack suggested that Ms. Cansler request a variance regarding parking spaces from the Planning Commission. Mrs. Cansler stated that there are two elevators in the building, one will be for tenants and the second will only stop at the first and fourth floor commercial/medical.

Mr. Krack inquired on the start date for demolition. Mrs. Cansler stated that they hope to have all grants closed by the first quarter of 2006. The construction will start in the spring of 2006. The materials from the demolished building will be recycled and used in the development of the new building.

Mrs. Cansler requested an extension on the 736 East Lincoln Highway agreement. Mr. Phillips suggested the extension be granted until August 31, 2005. Mr. Phillips made the motion to approve the agreement extension to the date of August 31, 2005; Mr. Milanese seconded the motion and motion passed 4-0.

Mr. O'Donnell excused himself from the meeting at 8:20 p.m.

**Formal Proposal for the Acquisition of 301 East Lincoln Highway**

Mr. Krack stated that Mr. Franciscus is currently working with Mr. Pelet regarding the appraisals and agreements for the property located at 301 East Lincoln Highway.

**Relocation RFP**

Mr. Franciscus gave a brief overview of the RFP for relocation purposes.

**7. New Business**

**Chambers Remodeling – Proposal for 701 and 731 East Lincoln Highway**

Mr. Paul Chambers and Mr. Ken Youngblood presented plan on 701-736 East Lincoln Highway. Mr. Youngblood stated that Mr. Chambers and he would like to be part of the revitalization plan.

Mr. Chambers stated that the façade of the building will fit with the traditional surroundings. They are prepared to all of the Planning Commissions requirements. Mr. Chambers stated that he would like to use Careerlink for employment. He stated that the funding will not be done by grants. This is a revenue generating project.

Mr. Krack stated that the Authority will provide a memo of understanding for the property. Mr. Chambers stated that he will work with Mr. Krack and Mr. Franciscus to set up a timeframe for the project and fix any loopholes. Mr. Krack inquired on whether the building will be constructed one at a time or both at the same time. Mr. Chambers indicated that the plan is to erect both building at the same time.

Mr. Chambers stated that he was interested in the blighted properties throughout the City in need of remodeling. Mr. Pawlowski thanked Mr. Chambers for his interest in rehabilitating blighted properties.

Mr. Givler announced that the next meeting is scheduled for June 6, 2005.

Mr. Givler made the motion to adjourn the meeting at 8:40 p.m.; Mr. Phillips seconded the motion and motion passed 4-0.

Respectfully Submitted,

Regina Horton  
Secretary