

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

1. Call to Order

Mr. Givler convened the meeting at 4.31 pm in Council Chambers.

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

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. Pawlowski made the motion to approve the minutes of June 20, 2005 with corrections; Mr. Phillips seconded the motion. Motion passed 5-0.

3. Citizen Comments

Rev. Patricia Ray, PO Box 172 – Rev. Ray asked if there are guidelines in place for the process of moving the residents that will be affected with the Chetty Building development. Mr. Krack stated that all the residents affected have been notified as well as business owners and property owners. Rev. Ray asked if the moving of the residents is done on an individual basis. Ms. Horton stated that any offer the Authority enters into is confidential and should not be discussed in a public setting. Mr. Krack encouraged Rev. Ray to meet with Mr. Franciscus to get an understanding of the relocation process. Rev. Ray asked what will happen if the TIF does not get approved. Mr. Krack stated that a presentation was made to the school district for a six year project and the vote with the school district is the final piece.

4. Accounts Payable through July 18, 2005

Mr. Pawlowski 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:

Ehrlich, Inc.	\$238.50
Office Depot	\$16.47
Peco Energy	\$152.06
Pennsylvania American Water Co.	\$123.68
Total Rental	\$15.40
Worrell’s Plumbing	\$93.89
City of Coatesville	\$6,180.19
Downtown Revival	\$926.00
Peco Energy	\$214.33
Worrell’s Plumbing	\$535.18
District Court	\$105.55
Berkheimer Tax	\$204.10
Cardmember Services	\$53.32
City of Coatesville	\$40.11
County of Chester	\$5,000.00
Davco Family Inc.	\$64.00
Downtown Revival	\$926.00
First American Registry	\$114.35
The Mowday Group	\$2,678.75

Patrick C. O'Donnell	\$3,882.50
Office Depot	\$24.73
PA Dept of Revenue	\$626.66
PA UC Fund	\$18.37
Pennsylvania American Water Co.	\$255.47
Rhonda Allen	\$575.00
RSW Insurance	\$82.00
U-Comp	<u>\$755.69</u>
Total	\$23,902.30

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:

Larry Reitz Barber	\$13,555.00
Yerkes Associates	(\$83,992.50)
Residuary Trust	\$300,000.00
Brian Gilbert	\$4,978.00
Buchart Horn Inc.	\$9,264.09
AJ Jurich Inc.	\$81,236.00
Yerkes Associates	<u>\$2,666.50</u>
Total	\$327,707.09

5. Treasures Report

Ms. McQuiston presented the balance sheet showing total cash in the operating account in the amount of \$48,718.33.

6. Old Business

Report on the ChesPenn project from Cansler Investment Group

Ms. Tammy Cansler of Cansler Investment Group stated that the ChesPenn project will be owned and operated by Brandywine Health and Wellness Foundation. Ms. Cansler reported that they should be settling on all the properties by August 2005 and construction should start sometime in October 2005. Ms. Cansler continued by reporting that they have started the land development process and would like to discuss the parking needs for the project. Ms. Bruce Weinsteine of Architectural Concepts presented the rendering of the project to the Authority members. Ms. Cansler stated that she is requesting the Authority to deed those 20 parking spaces to help them with the requirement of parking for the project. Ms. Cansler is requesting the parking lot located behind Zorba's Restaurant. She would make these spaces available to the residents of the city on the evenings and weekends when they are not needed. Mr. Krack explained the process behind the City acquiring the parking lot in question and also announced that City Council did pass the project on first reading an ordinance to convey the property to the RDA with conditions of the conveyance of the property. Cansler Investment Group would like to develop an agreement on the property. The Authority members held a lengthy discussion on the purpose of the parking lot and whether the project should be scaled down to fit the lot on the property for parking requirements and off-site parking. Ms. Cansler stated that they would also need a height variance as well as other variances on the project.

Motion to satisfy and release Cansler Investment Group from RDA loan obligations

Mr. O'Donnell stated that the development on 9th and 11th Avenues, the Penn Crossing development, the RDA loaned \$500,000 to Cansler Investments with the condition that this obligation should be removed and transfer to the home owners association. Mr. O'Donnell stated that the home owners association is making payments on the loan and the obligation has been met by Cansler Investment Group. Mr. Phillips made the motion to release Cansler Investment Group from the RDA loan obligation; Mr. Pawlowski seconded the motion and motion passed 5-0.

7. **New Business**

Receive and consider a resolution for the transfer of 848 and 850 Coates Street to the Housing Authority of the County of Chester

Mr. Krack stated that this transfer is part of the Hope VI project and this resolution is for the authorization of the execution of the transfer of the properties. Ms. Horton made the motion to approve the resolution as presented: Mr. Pawlowski seconded the motion and motion passed 5-0.

Receive and consider a proposal for a Phase I Environmental Site Assessment for T.P.N. 16-1-41

Mr. Krack stated that this proposal is presented by Carroll Engineering in the amount of \$2,900.00. Mr. Pawlowski made the motion to approve the proposal in the amount of \$2,900.00 to Carroll Engineering; Mr. Givler seconded the motion and motion passed 5-0.

8. **Next Meeting**

The next regularly scheduled meeting is Monday, August 1, 2005.

9. **Adjournment**

There being no further business, Mr. Phillips made the motion to adjourn to executive session for the purposes of legal and real estate matters at 5:35 p.m.; Mr. Givler seconded the motion and motion passed 5-0.

Respectfully Submitted,

Regina Horton
Secretary