

**Redevelopment Authority
Regular Meeting
August 15, 2005**

1. Call to Order

Mr. Givler convened the meeting at 7:40 pm in Council Chambers.

Members Present: Paul Givler, Gabe Milanese, and Patrick Phillips and John Pawlowski
Solicitor: Patrick O’Donnell
Staff Present: E. Jean Krack, James Franciscus, Elizabeth McQuiston, and Ruthann Russell
Members 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 July 18, 2005; Mr. Phillips seconded the motion. Motion passed 4-0.

3. Citizen Comments

Mr. Robert Hall, 307 East Lincoln Highway – Mr. Hall stated that he resides in the building located in the area that will eventually be Tower 1. Mr. Hall stated that he has not received the 90 day informational letter as of this date. He inquired as to who, what, when, where and how all this will come about. Mr. Franciscus stated that Ms. Martinez from Interstate Acquisitions Services will be contacting residents of the project area to meet with them individually. Mr. Hall stated that he met with Ms. Martinez. Ms. Martinez was to meet with him at a later date and did not show up for her scheduled appointment. Mr. Hall cancelled an appointment to wait for Ms. Martinez. Mr. Phillips apologized to Mr. Hall for the negligence on the part of the relocation firm. Mr. O’Donnell explained the 90 day policy to Mr. Hall.

4. Accounts Payable through July 18, 2005

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

Barbacane Thornton	\$4000.00
C& R Glass	\$500.00
City of Coatesville	\$6,028.08
Davco Company	\$236.00
District Court 15-1-03	\$105.55
Nextel Communications	\$89.40
PECO Energy	\$319.25
Pennsylvania American Water Co.	\$75.77
R.K. Mull’s Electric	\$75.00
Worrell’s Plumbing	\$245.27
Berkheimer Tax	\$57,179.39
Cardmember Services	\$368.95
Chester County 2020	\$2500.00
City of Coatesville	\$6.64
Daily Local News	\$56.92
Downtown Revival	\$5,808.59
Ehrlich J C Company	\$79.50
The Mowday Group	\$1,930.00
Office Depot	\$24.38

Pennsylvania American	\$81.11
Ultra Bright Janitorial	<u>\$250.00</u>
Total	\$79,959.80

Mr. Givler 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:

AJ Jurich Inc	\$81,236.00
Yerkes Associates	\$2,666.50
Main Line Paving	\$75,880.00
Fox Rothschild, O'Brien	\$1,200.00
Buchart Horn Inc.	\$1,974.00
Weston Solutions	\$13,420.45
Yerkes Associates	\$297.00
Manito Abstract Company	<u>\$271,096.00</u>
Total	\$447,770.68

5. Treasures Report

Ms. McQuiston stated the monies have been transferred to cover the negative balance on operating costs.

6. Old Business

Receive and Consider Resolution authorizing the sale and transfer of (1) 701 East Lincoln Highway, Tax Parcel #16-6-281.1 and (2) 731 East Lincoln Highway, Tax Parcel # 16-6-274, to Chester County Enterprises for redevelopment.

Mr. Franciscus stated that the Agreement of Sale is contingent on the plan approval. The timeframe for the start date of the project is six to nine months or the property will be returned back to the Redevelopment Authority. The cost of the property will be \$50.00 per parcel. Mr. Phillips made the motion to receive and approve the sale and transfer of 701 East Lincoln Highway, Tax Parcel # 16-6-281.1 and 731 East Lincoln Highway, Tax Parcel #16-6-274, in the amount of \$50.00 per parcel to Chester County Enterprises for redevelopment in accordance of agreement upon approval. Mr. Pawlowski seconded the motion and motion passed 4-0.

Receive and consider Resolution authoring the sale and transfer of (1) 736 East Lincoln Highway, Tax Parcel # 16-6-581 and (2) Parking Lot at Chester Avenue and Harmony Street, Tax Parcel # 16-6-549, to the Cansler Investment Group for redevelopment.

Mr. Pawlowski made the motion to authorize the conveyance of 736 East Lincoln Highway, Tax Parcel #16-6-581 and the Parking Lot at Chester Avenue and Harmony Street. Tax Parcel # 16-6-549 in accordance with the agreement to Cansler Investment Group for redevelopment; Mr. Phillips seconded the motion and motion passed 4-0.

7. New Business

Receive and consider a Agreement for property maintenance services by Paul Kearney Inspections, Inc.

Mr. Franciscus stated that Paul Kearney Inspections, Inc. will provide property maintenance services to the Redevelopment Authority of the City of Coatesville. The contract period will be beginning on July 18, 2005 and ending June 30, 2006. The contract amount is no to exceed \$25,000. Mr. Pawlowski inquired as to what \$25,000 up to meant. Mr. Franciscus stated that all fees regarding property maintenance cannot exceed the said amount. Once the maximum is reached the authority must approve any expenditure over the stated amount. Mr. Milanese made the motion to approve the agreement for property maintenance services by Paul Kearney Inspections, Inc. not to exceed \$25,000: Mr. Pawlowski seconded the motion and motion passed 4-0.

Authorize and extension of the Agreement of Sale between the Redevelopment Authority of the City of Coatesville and Coatesville Property Associates.

Mr. Franciscus stated that the closing date at this time is August 31, 2005, and is requesting an extension to December 31, 2005. Mr. Pawlowski inquired as to whether Mr. O'Donnell was comfortable with the extension of the Agreement, Mr. Phillips inquired on the effect if the agreement was not extended. Mr. O'Donnell stated failure to extend the Agreement of Sale may impact the grant funds that have been secured for the project. Mr. Pawlowski made the motion to approve the extension of the Agreement of Sale between the Redevelopment Authority of the City of Coatesville and Coatesville Property Associates; Mr. Milanese seconded the motion and motion passed 4-0.

Krapf Bus Lease Approval

Mr. Franciscus stated that he received the lease between the Redevelopment Authority and Krapf buses for parking in the G.O. Carlson lot. Krapf buses will pay \$1,000 a month lot rent. Mr. Givler mad the motion to approve the Lease Agreement with Krapf buses for parking in the G.O. Carlson lot for \$1,000 per month. Mr. Milanese seconded the motion and motion passed 4-0.

Mr. Hanaway of TRWhite, Inc. discussed the parking issues regarding the development of 129-133 East Lincoln Highway. Mr. Hanaway stated that Mr. Pulver and Mr. Hunter are meeting to discuss a parking lot for 32 units and commercial parking. Mr. Phillips inquired whether TRWhite was ready to settle on the property. Mr. Hanaway stated that he believed they were almost there. Mr. Krack stated that if the project has not been started by the winter, the holes in the ground must be filled. Mr. Hanaway agreed whole heartedly.

8. Next Meeting

The next regularly scheduled meeting for Tuesday, September 6, 2005 has been cancelled. The next meeting will be held Tuesday, August 30, 2005.

9. Adjournment

There being no further business, Mr. Phillips made the motion to adjourn at 8:15 p.m.; Mr. Milanese seconded the motion and motion passed 4-0.

Respectfully Submitted,

Regina Horton
Secretary