

**Redevelopment Authority
Regular Meeting
August 30, 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 August 15, 2005 with corrections; Mr. Milanese seconded the motion. Motion passed 4-0.

3. Citizen Comments

No citizen comments at this time.

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	\$2,000.00
City of Coatesville	\$6,296.01
Daily Local News	\$263.32
Fox, Rothschild, O’Brien	\$18,054.85
Nextel Communications	\$89.15
O’Donnell, Patrick C Esquire	\$1,533.50
Pennsylvania American Water Co.	\$43.40
PECO Energy	\$142.67
SafeGuard	\$106.98
TelSpan	\$11.23
Terminix	\$500.32
Yerkes Associates	<u>\$148.50</u>
Total	\$29,189.57

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:

Buchart Horn Inc.	\$6,153.30
Weston Solutions	\$10,694.55
Carroll Engineering Corp	<u>\$119.60</u>
Total	\$16,967.45

5. Old Business

Update on 129-133 East Lincoln Highway Project.

Mr. Franciscus stated that TRWhite has proposed developing a restaurant on the site. TRWhite has requested that the Redevelopment Authority sell the property to them. Mr. Franciscus stated

that the site needs filled for safety reasons and the site is currently overgrown with vegetation. Mr. Krack recommended that the Redevelopment Authority not sell the property to TRWhite at this time. He recommended that TRWhite have 90 days to perform due diligence on the property at 129-133 East Lincoln Highway for the purpose of establishing a restaurant. He stated that the Redevelopment Authority will be responsible for the site fill-in and the overgrown vegetation at this time. He requested that TRWhite submit plans, the name of the restaurant and the façade to conform to the city's current architectural structures. Mr. Givler requested a letter be sent to TRWhite outlining the stipulations. Mr. Franciscus will make the recommendation that TRWhite attend the next meeting to answer any questions the authority may have.

Receive and consider the revised Resolution authorizing the sale and 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 Brandywine Health and Housing, L.P.

Mr. Phillips stated that the previous Resolution authored the sale and transfer to the Cansler Investment Group for redevelopment. The sale and transfer should have been to the Brandywine Health and Housing, L.P. Mr. O'Donnell stated that the parking at 20 Chester Avenue will be open for public parking 24 hours a day, seven days a week. The parking at 736 East Lincoln Highway will be limited to the residents, medical staff and patients during business hours. Mr. O'Donnell announced that if the properties are not used for the purposes stated in the resolution the property will revert back to the Redevelopment Authority.

Mr. Phillips made the motion to enter into agreement the sale of 20 South Chester Avenue to Brandywine Health and Housing, L.P subject to the conditions imposed by City Council; Mr. Pawlowski seconded the motion and motion passed 4-0.

Mr. Milanese made the motion to authorize the transfer of 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 Brandywine Health and Housing, L.P. subject to the conditions stating that 20 South Chester Street continue use as a public parking lot and 736 East Lincoln Highway parking lot used for health clinic, senior housing and office for non profit; Mr. Pawlowski seconded the motion and motion passed 4-0.

6. New Business

Receive and consider property management proposal from Bright Realty.

Mr. Franciscus stated Bright Realty submitted a proposal for property management. Mr. Givler stated that some of their services over step the property maintenance contract. Mr. Franciscus recommend to the Authority that no action be taken on this item.

Consider and transfer of 419 North Eighth Avenue to Mr. Davis of 827 East Chestnut Street.

Mr. Krack stated the transfer of 419 North Eighth Avenue has been an ongoing process. Mr. Pawlowski made the motion to proceed with the sale of a parcel of real property located at 419 North Eighth Avenue, Tax Parcel 16-2-69-E for the purchase price of Two Thousand Dollars (\$2,000.00); Mr. Milanese seconded the motion and motion passed 4-0.

Receive and consider proposal for additional risk assessment support for the flats site from Weston Solutions.

Mr. Franciscus stated that Weston Solutions submitted a proposal for additional risk assessment support to secure Act 2 liability release for the Flats Redevelopment Site. The additional risk assessment work is necessary to adequately assess risks to construction workers and future residents associated with the existing groundwater and soil that has been impacted above Act 2

standards. Weston proposed to perform the activities in the proposal for the estimated cost of \$10,925, using the existing terms and conditions for this project. Mr. Givler made the motion to authorize the proposal for additional risk assessment support for the flats site from Weston Solutions not to exceed \$ 10,925; Mr. Phillips seconded the motion and motion passed 4-0.

7. Next Meeting

The next regularly scheduled meeting will be held September 19, 2005.

8. Adjournment

There being no further business, Mr. Phillips made the motion to adjourn at 8:05 p.m.; Mr. Pawlowski seconded the motion and motion passed 4-0.

Respectfully Submitted,

Regina Horton
Secretary