

**Redevelopment Authority
Regular Meeting
September 19, 2005**

1. Call to Order

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

Members Present: Paul Givler, Gabe Milanese, and John Pawlowski

Solicitor: Patrick O’Donnell

Staff Present: E. Jean Krack, James Franciscus, Elizabeth McQuiston, and Ruthann Russell

Members Absent: Regina Horton, Patrick Phillips

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 30, 2005 with corrections; Mr. Milanese seconded the motion. Motion passed 3-0.

3. Citizen Comments

No citizen comments at this time.

4. Accounts Payable through September 19, 2005

Mr. Milanese made the motion to approve the payables for the operating account; Mr. Pawlowski seconded the motion and motion passed 3-0. The payables are as follows:

City of Coatesville	\$24.25
County of Chester	1,078.48
Daily Local News	\$372.40
Downtown Revival limited	\$1,852.00
Federal Express Corporation	\$38.04
Frank T. Kucera	\$3,825.00
The Mowday Group	\$875.00
Nextel Communications	\$88.82
Paul Kearney Inspections	\$506.00
Pennsylvania American Water Co.	\$294.19
PECO Energy	\$142.67
Terminix	\$143.10
Total	\$9,097.28

Mr. Pawlowski made the motion to approve the payables for the loan account; Mr. Milanese seconded the motion and motion passed 3-0. The payables are as follows:

Weston Solutions	<u>\$14,345.00</u>
Total	\$14,345.00

5. Old Business

Update on 129-133 East Lincoln Highway Project.

Mr. Franciscus introduced Lynn Hanaway, TRWhite to discuss the project. Mr. Hanaway stated that TR White, Inc. has been meeting with Oliver Tyrone Pulver to discuss the parking issues for their downtown projects. They are currently still in discussion. Parking is critical in the development of a restaurant, commercial and/or

residential plans. The parking issues need to be resolved before any development can start. Mr. Hanaway stated there is a restaurateur interested in opening up a restaurant at the site located at 129-133 East Lincoln Highway. Mr. Krack inquired on the amount of parking spaces that are required. Mr. Givler inquired on if the plans still show residential in the building. Mr. Hanaway stated that the site is not conducive for the 32 residential units originally planned for the development. Mr. Krack stated that TRWhite's architect should have been in the forefront regarding the parking, before the Redevelopment Authority acquired and demolished the property. Mr. O'Donnell stated that the Board wants to see it developed. Mr. Hanaway inquired as to why anyone would want to put 3-4 million dollars into a project with no parking. Mr. Krack again stated that parking should have been analyzed in their original plans. Mr. Milanese stated that after the last meeting he thought the parking was settled with the other developer. Mr. Hanaway stated that TR White was in negotiation for the property and another developer asked them to stop the negotiations. Mr. Hanaway stated that he will provide due diligence for the restaurant. Mr. Krack suggested that TR White, Lynn Hanaway, James Franciscus meet with the Codes Department to discuss the requirements for development on the property.

**6. New Business
No new business at this time.**

Mr. Krack announced that the Train Station study has been finalized. There will be a public presentation at the next meeting

**7. Next Meeting
The next regularly scheduled meeting will be held October 3, 2005.**

**8. Adjournment
There being no further business, Mr. Pawlowski made the motion to adjourn at 8:05 p.m.; Mr. Givler seconded the motion and motion passed 3-0.**

Respectfully Submitted,

Regina Horton
Secretary