

**Redevelopment Authority  
Regular Meeting  
October 3, 2005**

**1. Call to Order**

Mr. Givler convened the meeting at 7:35 pm in Council Chambers.

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

Solicitor: Patrick O'Donnell

Staff Present: E. Jean Krack, James Franciscus, Elizabeth McQuiston, 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 September 19, 2005; Mr. Milanese seconded the motion. Motion passed 5-0.

**3. Citizen Comments**

Pat Sellers, 61 Deerpath Lane – Mr. Sellers congratulated the Authority on the Commissioners approval of the TIF. Mr. Sellers stated that he was originally against the TIF because the plan was enormous and the impact it would have on the school district. The plan has scaled down and is no longer heinous. The Pulver project has no negative impact on the school district. Mr. Sellers asked the Authority members to take a stand and say that trying to acquire the Saha farm was a waste of time. The Authority members made no comment. Mr. Sellers challenged the Authority members to have a debate regarding the Coatesville Reporter. The Authority members made no comment.

Rick Saha, 717 East Chestnut Street - Mr. Sellers congratulated the Authority on the Commissioners approval of the TIF. Mr. Saha asked Mr. Pawlowski about a remark he made at the TIF public hearing. Mr. Pawlowski stated that he had no comment regarding the matter.

**4. Accounts Payable through October 3, 2005**

Mr. Milanese made the motion to approve the payables for the operating account; Mr. Givler seconded the motion and motion passed 5-0. The payables are as follows:

City of Coatesville	\$5,780.76
District Court 15-1-05	\$94.85
Downtown Revival Limited Partnership	\$926.00
Frank T. Kucera	\$7,805.00
Office Depot	\$36.53
Paul Kearney Inspections	\$471.62
PECO Energy	\$125.75
Pennsylvania American Water Company	\$128.34
R.K. Mull's Electric	\$75.00
<u>Worrell's Plumbing</u>	<u>\$ 378.00</u>
Total	\$15,821.85

Mr. Pawlowski made the motion to approve the payables for the loan account; Ms. Horton seconded the motion and motion passed 5-0. The payables are as follows:

Carroll Engineering	\$2,871.40
Clarion Samuels	\$2,540.00
Comfort Care Textiles	\$2,750.00
Kim Pollard	\$18,693.50
<u>Mullin &amp; Longeran Associates</u>	<u>\$24,750.00</u>
Total	\$51,603.90

5. **Old Business**

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

Mr. O'Donnell stated that during the TIF process with the County, it was noticed that one part of the agreement was extended but section 21.4 has not been amended. Mr. O'Donnell proposed a Second Amendment to the Agreement of Sale amending section 21.4 to show the correct date. Ms. Horton made the motion to approve the Second Amendment to the agreement of sale; Mr. Phillips seconded the motion and motion passed 5-0.

6. **New Business**

**Presentation from Stone Consulting & Design on Extending SEPTA Service to Coatesville in order to meet Regional Needs**

Mr. Franciscus introduced Mr. Gary Landrio, President and Mr. Larry DeYoung, Vice President of Stone Consulting. Mr. Landrio presented the Authority with the Train Station study. Mr. Landrio provided the Authority and citizens with a power point presentation. The presentation described the rail transit history, reasons why it did not work then, what has changed, the background of the study, what it will take to be successful, the planned facilities and services, rail transit success stories, convenient service options, the benefits, anticipated financial needs and the next step to implement SEPTA rail services.

Mr. Givler asked the citizens for comments or questions regarding the presentation.

Mr. Greg Lownes, 140 Wagontown Road, inquired on where the funding will be acquired. Will the City pay for the whole expense. Mr. Krack stated that he is working with the surrounding municipalities that will benefit from the train station. The municipalities can work together to acquire the funding for the project. Mr. Krack stated there is a myriad of ways for this to work.

Mr. Sellers, 61 Deerpath Lane – Does the plan provide for the Atglen interlock? Mr. DeYoung described the interlock system to Mr. Sellers.

Mr. Mark Cassel, TMACC, stated that the municipalities are beginning to work together.

Mr. Landrio stated that he is very impressed with a community that has a clear black and white focus and a plan to get there.

7. **Next Meeting**

The next regularly scheduled meeting will be held October 17, 2005.

8. **Adjournment**

There being no further business, Mr. Givler adjourned the meeting and announced the Authority will resume in the Multi Purpose room for executive session.

Respectfully Submitted,

Regina Horton  
Secretary