

**Redevelopment Authority
Regular Meeting
November 7, 2005**

1. **Call to Order**

Mr. Givler convened the meeting at 7:45 p.m. in Council Chambers and led the salute to the flag.

Members present: Paul Givler, John Pawlowski, Regina Horton

Solicitor: Patrick O'Donnell

Staff Present: E. Jean Krack, James Franciscus, Elizabeth McQuiston and Kathy LaMar

2. **Approval of Minutes**

Mr. Pawlowski made a motion to approve the minutes of the October 3, 2005 meeting; Ms. Horton seconded the motion, and the motion passed 3-0.

3. **Citizen Comments**

There we no citizen comments.

4. **Receive Accounts Payable through November 7, 2005**

Mr. Givler stated that the payables amounted to \$24,899.24 in the Operating Account. Ms. Horton motioned to approve the bills payable in the Operating Account. Mr. Pawlowski seconded the motion, which passed 3-0. The payables are as follows:

City of Coatesville	\$2,275.02
Frank T. Kucera	\$2,510.00
The Mowday Group	\$562.50
Patrick O'Donnell	\$4,860.00
Pennsylvania American Water	\$213.71
TelSpan	\$12.11
Worrell's Plumbing	\$300.00
UComp	\$140.31
Paul Kearney Inspections	\$133.50
Peco Energy	\$25.39
Suburban Builders	\$275.00
City of Coatesville	\$5,942.91
E Phase Inc	\$25.00
Federal Express Corp.	\$28.30
Nextel Communication	\$88.13
Patrick O'Donnell	\$7,147.50
Peco Energy	\$129.98
Pennsylvania American Water	\$86.78
Terminix	\$143.10
Total	\$24,899.24

Mr. Givler reported that the Loan Account payables totaled \$26,113.26. Mr. Pawlowski moved to approve the bills payable in the Loan Account, and Ms. Horton seconded the motion. The motion passed 3-0. The payables are as follows:

Fox Rothschild & O'Brien	\$962.5
Mullin & Langernan	\$2,250.00
Nicole Sawyer	\$5,250.00
Stone Consulting	\$9,036.91
Nicole Sawyer	\$5,250.00
Suandra Duncan	\$973.85
Tisa & Harold James	\$6,700.00
Total	\$26,113.26

5. **Treasurer's Report**

Ms. McQuiston distributed an updated report and indicated that, with the approval of the accounts payable, the remaining balance in the Operating Account was \$2,783.00, and the Loan Account remaining balance was \$97,000.00.

6. **Old Business**
Relocation Status for Chetty Tower I

Mr. Franciscus referred to the "Chetty Project Relocation Report" in the Authority's packet. He stated that all tenants have been provided notices of eligibility, and everyone should be relocated by the end of the year. Mr. O'Donnell asked if there were any more monies owed to the relocatees other than the current amounts listed in the Relocation Report. Mr. Franciscus replied that this depended on whether the tenant will take a scheduled move, for which the reimbursement is based on the standard guidelines of the Federal regulations implementing the Uniform Relocation and Real Properties Acquisitions policy, or a "soft" move, for which the reimbursement is for actual costs incurred in the move.

7. **New Business**
Receive and consider proposal from Buchart Horn for the design and engineering of the Riverwalk.

Mr. Franciscus explained that the original contract was for \$50,000 for initial design and preparation of permits. Another proposal has now been presented for the Riverwalk Design, which Mr. Franciscus referred to in the Authority's packets. The cost for the Buchart Horn proposal is \$152,200. Mr. Givler commented that the balance in the Loan Account can not cover this cost. Mr. Franciscus responded that there will be the sale of the properties for Chetty Towers I and II, which will be more than enough to cover this proposal cost. Mr. Givler made a motion to approve the Buchart Horn proposal for the Riverwalk Design at a cost of \$152,200, contingent upon the sale of the properties of Towers I and II. Ms. Horton seconded the motion, which passed 3-0.

Consider engaging E-Phase to perform Phase I environmental testing on Tower I property.

Mr. Franciscus explained the need for the Phase I testing and indicated that the cost for eight parcels was quoted at \$3,000 by E-Phase. Mr. Pawlowski motioned to approve the use of E-Phase for Phase I testing. Ms. Horton seconded the motion. Mr. Krack requested that the motion be amended to include a "not to exceed" clause, and the Authority members agreed for the need of such a clause. Mr. Pawlowski and Ms. Horton agreed to amend the motion to approve the use of E-Phase at a cost not to exceed \$4,000. The motion passed 3-0.

Mr. Givler indicated that he had received an email from Mr. Pawlowski, in which Mr. Pawlowski stated that his term on the RDA expires at the end of 2005, and he will not seek reappointment to another term of office, although he will serve out his remaining term. Mr. Givler noted that Mr. Pawlowski has served on the RDA since its inception in 1999, and he thanked Mr. Pawlowski for his many years of service to the Authority. He indicated that more appropriate accolades will be provided to Mr. Pawlowski at the December meeting.

8. **Next Meeting**

Mr. Givler announced that the next regularly scheduled meeting of the RDA will take place on November 21, and mentioned that Mr. Pawlowski will not be attending that meeting due to a family commitment in Texas.

9. **Adjournment**

There being no further business, Ms. Horton motioned to adjourn the meeting at 8:00 p.m. Mr. Pawlowski seconded the motion, which passed 3-0.

Respectfully submitted,

Regina Horton
Secretary