

**Redevelopment Authority
Regular Meeting
December 5, 2005**

1. **Call to Order**

Mr. Givler convened the meeting at 7:50 p.m. in Council Chambers and led the salute to the flag.

Members present: Paul Givler, John Pawlowski, Regina Horton

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

2. **Approval of Minutes**

Mr. Pawlowski made a motion to approve the minutes of the November 7, 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 \$16,016.61 in the Operating Account. Mr. Pawlowski motioned to approve the bills payable in the Operating Account. Ms. Horton seconded the motion, which passed 3-0. The payables are as follows:

City of Coatesville	\$23.43
Downtown Revival	\$926.00
Federal Express	\$23.78
The Mowday Group	\$343.75
Patrick O'Donnell	\$5176.25
PA Fish and Boat Commission	\$12.00
Pennsylvania American Water	\$447.80
TelSpan	\$29.60
Brandywine Valley	\$1,950.00
City of Coatesville	\$5,647.97
Coatesville Flower	\$56.00
E Phase Inc.	\$25.00
Ehrlich	\$79.50
Nextel Communications	\$89.08
Paul Kearney Inspections	\$150.00
Peco Energy	\$171.46
Pennsylvania American Water	\$180.95
Terminix	\$95.40
Worrell's Plumbing	\$588.64
Total	\$16,016.61

Mr. Givler reported that the Loan Account payables totaled \$42,077.20. 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:

Deborah Rivera	\$555.00
Donald People	\$2,000.00
Jeffrey Weiss	\$940.00
Weston Solutions	\$772.00
Sean Elder	\$555.00
Interstate Acquisition	\$11,855.20
Deborah Rivera	\$2,625.00
Duke of Hair	\$20,000.00
Sean Elder	\$2,625.00
Nicole Sawyer	\$150.00
Total	\$42,077.20

5. **Old Business**

Project update from CC Enterprises on 701 and 731 East Lincoln Highway I

Mr. Paul Chambers and Mr. Kenneth Youngblood updated the authority on the plans for 701 and 731 East Lincoln Highway. Mr. Chambers stated that CC Enterprises has completed Phase I, Environmental Site Assessment and the Preliminary Design. There are complications with the sewage facility planning for the public sewage services. Due to the set back with the sewage capacity Mr. Chambers requested and eight month extension on the agreement of sale.

Mr. Givler moved to approve the to amend the Agreement of Sale for 701 and 731 East Lincoln Highway to be extended for the eight months ending August 31, 2006, and Mr. Pawlowski seconded the motion. The motion passed 3-0.

6. **New Business**

Approval of Agreement of Sale and Redevelopment Agreement for Downtown Towers 1 and 2

Mr. Franciscus gave a brief overview of the Agreement of Sale and Redevelopment Agreement for the downtown Towers 1 and 2. The agreement is for the purchase of Tax Parcels 16-5-216; 16-5-217; 16-5-220; 16-5-221; 16-5-222 and for the Development and Redevelopment of those tax parcels 16-5-215; 16-5-218; 16-5-219; and 16-5-258 located within the Redevelopment Area, City of Coatesville, Pennsylvania, sometimes referred as "Chetty Towers 1 & 2"

Ms. Horton moved to approve the Agreement of Sale and Redevelopment Agreement for the downtown Towers 1 and 2, and Mr. Pawlowski seconded the motion. The motion passed 3-0.

Mr. Givler stated that Mr. Pawlowski will not seek reappointment to another term of office, although he will serve out his remaining term.

7. **Next Meeting**

Mr. Givler announced that the next regularly scheduled meeting of the RDA will take place on December 19, 2005.

8. **Adjournment**

There being no further business, Ms. Horton motioned to adjourn the meeting at 8:20 p.m. Mr. Pawlowski seconded the motion, which passed 3-0.

Respectfully submitted,

Regina Horton
Secretary