

**Redevelopment Authority  
Regular Meeting  
January 17, 2006**

**1. Call to Order**

Mr. Givler convened the meeting at 6:30 p.m. in Council Chambers and led the salute to the flag.

Members present: Paul Givler, Patrick Phillips, Joseph Disciullo

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

**2. Reorganization**

Mr. Phillips motioned to nominate Paul Givler for Chairman of the Redevelopment Authority, and Mr. Disciullo seconded the motion. The motion passed 3-0.

Mr. Phillips motioned to nominate Joe Disciullo for Vice Chairman of the Redevelopment Authority, and Mr. Givler seconded the motion. The motion passed 3-0.

Mr. Givler motioned to nominate Regina Horton for Secretary of the Redevelopment Authority, and Mr. Philips seconded the motion. The motion passed 3-0.

Mr. Givler motioned to nominate Patrick Phillips for Treasurer of the Redevelopment Authority, and Mr. Disciullo seconded the motion. The motion passed 3-0.

**3. Approval of Minutes**

Mr. Phillips made a motion to approve the minutes of the December 19, 2005 meeting with corrections; Mr. Disciullo seconded the motion, and the motion passed 3-0.

**4. Citizen Comments**

**Ray McCool, 336 East Lincoln Highway** – Mr. McCool expressed his interest in the Redevelopment Authority grant McCool Properties, LLC preferred developer rights for 336-340 East Lincoln Highway. He also expressed interest in securing preferred developer rights for the properties adjacent to the Coatesville Cultural Society currently owned by the Redevelopment Authority. Mr. Givler stated that there are no developer rights required for the properties Mr. McCool currently owns. The Redevelopment Authority will no longer be awarding developers the preferred developer status.

Mr. O'Donnell stated that the process has changed to Request for Qualifications. Mr. Krack stated that the Request for Qualifications will be presented to the Redevelopment Authority

**5. Receive Accounts Payable through January 17, 2006**

Mr. Givler stated that the payables amounted to \$7,906.99 in the Operating Account. Mr. Givler motioned to approve the bills payable in the Operating Account. Mr. Phillips seconded the motion, which passed 3-0. The payables are as follows:

ADP	\$33.50
Barbacane Thornton	\$2,100.00
Daily Local News	\$91.26
Downtown Revival	\$926.00
PECO Energy	\$251.70
Pelet Welding	\$421.71
Pennsylvania American Water Company	\$262.99
Terminix Processing	\$95.40
Berkheimer Tax administrator	\$116.28
Internal Revenue Service	\$263.38
PA Dept of Revenue	\$357.08
PA Fish & Boat Commission	\$-12.00
PA Fish and Boat Commission	\$216.00
Variable Annuity Limited	\$291.19
City of Coatesville	\$2407.50

<u>Worrell's Plumbing</u>	<u>\$85.00</u>
Total	\$7,906.99

Mr. Givler reported that the Loan Account payables totaled \$50,722.21. Mr. Phillips motioned to approve the bills payable in the Loan Account, and Mr. Disciullo seconded the motion. The motion passed 3-0. The payables are as follows:

Jeffrey Weiss	\$5,250.00
Weston Solutions	\$21,125.67
Jose Barreto	\$4,890.00
Interstate Acquisition	\$14,966.54
Nick & Pope Kousis	\$1,300.00
<u>Robert Hall</u>	<u>\$3,190.00</u>
Total	\$50,722.21

**6. Old Business**

**Receive and consider approval of Tax Increment Financing (TIF) Cooperation Agreements.**

Mr. Franciscus announced that the School District and the City of Coatesville have signed the Cooperation Agreements. The County will be the last to sign. At this time, the Redevelopment Authority and the County are forming an agreement regarding administrative costs.

Mr. Givler motioned to approve the TIF Cooperation Agreements, and Mr. Disciullo seconded the motion. Motion passed 3-0.

**7. New Business**

**Receive and consider proposal from Buchart Horn, inc. for asbestos inspection and demolition specifications for Tower I**

Mr. Franciscus reviewed the proposal submitted by Buchart Horn, Inc. for the preparation of specifications and construction phase services for the demolition of eight structures in the City of Coatesville. The costs will be seven thousand (\$7,000) dollars for professional services regarding the specifications and inspection, and seven thousand six hundred fifty (\$7,650.00) dollars for the engineer to conduct an asbestos inspection.

Mr. Disciullo made the motion to approve the proposal from Buchart Horn, Inc. for seven thousand (\$7,000) for professional services and seven thousand six hundred fifty (\$7,650.00) dollars for the engineer to conduct the asbestos inspection; Mr. Givler seconded the motion. Motion passed 3-0

**Receive and consider contract for the Redevelopment Assistance Capital Program (RACP) Grant.**

Mr. Franciscus and Mr. O'Donnell gave a brief overview of the contract with the Commonwealth of Pennsylvania for Redevelopment Assistance Capital Program funds in the amount of \$5.75 million dollars for the Pulver hotel and office complex project at the intersection of Route 82 and the Route 30 bypass.

Mr. Disciullo made the motion to approve the contract with the Commonwealth of Pennsylvania for Redevelopment Assistance Capital Program funds in the amount of \$5.75 million dollars for the Pulver hotel and office complex project at the intersection of Route 82 and the Route 30 bypass; Mr. Phillips seconded the motion. Motion Passed 3-0.

**Receive and consider proposal for release of Request for Qualifications (RFQ) for the 129-133 East Lincoln Highway site.**

Mr. Franciscus announced that the Request for Qualifications (RFQ) for the 129-133 East Lincoln Highway site has been completed. The Redevelopment Authority is requesting the proposals for the Developer in the planning and development of a strategically located, publicly owned property in the Coatesville Central Business District. The Redevelopment Authority will receive the ideas from multiple development firms before selecting which one it will go with.

Mr. Givler stated that the RFQ seems like a better way to do things, to have more than one person making proposals for a particular site.

Mr. Disciullo made the motion to release the Request for Qualifications (RFQ) for the 129-133 East Lincoln Highway site; Mr. Phillips seconded the motion. Motion passed 3-0.

**Receive and consider proposal for the purchase of 736 and 738 Lumber Street.**

Mr. Franciscus announced that he received two proposals for the properties located at 736 and 738 Lumber Street. Mr. Phillips inquired as to whether both properties had been posted out for bids in the past. Mr. Franciscus stated that 736 Lumber Street was previously posted but 738 Lumber Street has never been put out to bid. Mr. Phillips stated that since two bids were presented and one of the properties was not posted, the properties should be placed out through the public bid process.

Mr. Givler made the motion to reopen the bid process for the properties located at 736 and 738 Lumber Street; for staff to accept the highest bid, and for the chairman to sign off on the deed for settlement. Mr. Disciullo seconded the motion. Motion passed 3-0.

**8. Next Meeting**

Mr. Givler announced that the next regularly scheduled meeting of the RDA will take place on February 21, 2006.

**9. Adjournment**

There being no further business, Mr. Disciullo motioned to adjourn the meeting at 7:20 p.m. Mr. Phillips seconded the motion. Motion passed 3-0.

Respectfully submitted,

Regina Horton  
Secretary