

**Redevelopment Authority
Regular Meeting
March 20, 2006**

1. Call to Order

Mr. Givler convened the meeting at 6:50 p.m. in Council Chambers and led the salute to the flag.

Members present: Paul Givler, Joseph Disciullo, Regina Horton, Ernest Campos

Members absent: Patrick Phillips

Staff Present: Patrick O'Donnell and Ruthann Russell

Mr. Givler announced the resignation of E. Jean Krack, the Executive Director.

2. Approval of Minutes

Mr. Disciullo made a motion to approve the minutes of the January 17, 2006 meeting with corrections; Ms. Horton seconded the motion, and the motion passed 3-0-1. Mr. Campos abstained from the motion.

Mr. Disciullo made a motion to approve the minutes of the March 9, 2006 meeting with corrections; Ms Horton seconded the motion, and the motion passed 3-0-1. Mr. Campos abstained from the motion.

3. Citizen Comments

Bob Saucier, 1113 Oak Street – Mr. Saucier inquired on Mr. Givler's opinion on whether he still believed that Mr. Janssen and Mr. Krack were good City Managers. Mr. Givler answered yes. Mr. Saucier then inquired on Mr. Givler opinion regarding the appointment of Mr. Campos to the Redevelopment Authority. Mr. Givler stated that he did not have to respond to any questions. The members stated that this is a time for council comments and not questions. Mr. Saucier inquired on the empty seat at the table; the members stated that it was Mr. Phillips seat. Mr. Saucier stated that Mr. Phillips has not been present for a lot of the meetings. He then announced that it was okay because he will be filling that seat anyhow. He then pointed to Mr. Givler and Ms. Horton and stated that they will be out of the Redevelopment Authority in two months. Mr. Givler inquired on Mr. Saucier's residency. Mr. Saucier stated that he has two residences. Mr. Saucier began to ask more questions and Mr. O'Donnell made the statement that the Citizens comments were for comments only.

4. Receive Accounts Payable

Mr. Givler stated that the payables up to February 22, 2006 amounted to \$6,539.51 in the Loan Account. Mr. Disciullo motioned to approve the bills payable in the Loan Account. Ms. Horton seconded the motion, which passed 4-0. The payables are as follows:

Buchart Horn Inc.	\$5,089.51
Angela Jennings	\$1,450.00
<hr/> Total	<hr/> \$6,539.51

Mr. Givler reported that the Operating Account payables up to February 22, 2006 totaled \$34,253.38. Mr. Disciullo motioned to approve the bills payable in the Operating Account, and Ms. Horton seconded the motion. The motion passed 4-0. The payables are as follows:

ADP	\$175.15
C&R Glass	\$135.00
Cardmember Service	\$86.54
City of Coatesville	\$834.02
Daily Local News	\$136.06
Federal Express Corporation	\$23.78
HAB-EIT	\$22,213.85
The Mowday Group	\$937.50
Nextel Communications	\$ 179.15
Patrick O'Donnell Esquire	\$7,141.62

Office Basics	\$90.07
Office Depot	\$12.00
PA Bur of Correctional Industries	\$216.00
PECO Energy	\$478.81
PAWC	\$902.66
Terminix	\$190.80
U Comp	\$ 24.62
Worrell's Plumbing	\$290.36
Worrell's Plumbing	\$176.39
Total	\$34,253.38

Mr. Givler stated that the payables up to March 20, 2006 amounted to \$6,282.76 in the Operating Account. Mr. Givler motioned to approve the bills payable in the Operating Account. Mr. Disciullo seconded the motion, which passed 4-0. The payables are as follows:

ADP	\$1.60
City of Coatesville	\$14.51
Daily Local News	\$450.82
Downtown Revival Limited	\$2,921.46
Nextel Communications	\$41.58
Patrick O'Donnell	\$2,731.25
PAWC	\$121.54
Total	\$6,282.76

Mr. Givler stated that the payables up to March 20, 2006 amounted to \$17,069.69 in the Loan Account. Mr. Disciullo motioned to approve the bills payable in the Loan Account. Ms. Horton seconded the motion, which passed 3-1-0. Mr. Campos was the dissenting vote. The payables are as follows:

Interstate Acquisition Services	\$14,930.59
Stone Consulting & Design	\$2,139.10
Total	\$17,069.69

5. **Treasurer's Report**

Mr. Givler reviewed the treasurer's report stating that there is \$711.38 in the operating account and \$25,887.70 in the loan account.

6. **Old Business**

Discussion and Approval on the RFQ response for the Downtown Coatesville Developer 129-133 East Lincoln Highway

Mr. Givler announced that only one RFQ was received for the 129-133 East Lincoln Highway site. He stated that there are other parties interested in submitting an RFQ. It helps to have more than one to review in order to request a proposal. There have been problems in the past with the process used and there needs to be a variety to choose from before an offer for the Request for Proposal is submitted.

Mr. Disciullo made the motion to table the approval of the RFQ response for the Downtown Coatesville Developer for the 129-133 East Lincoln Highway site until the April 17, 2006 meeting, Ms. Horton seconded the motion which passed 3-1-0. Mr. Campos was the dissenting vote.

Receive and consider bid tabulations for the demolition on the Tower 1 site.

Mr. Givler asked the Authority to table the consideration for the demolition of the Tower 1 site until the April 17, 2006 meeting. The Zoning Hearing Board will be meeting in April to discuss the variances requested by Chetty Builders. Mr. Campos inquired on whether a bid bond was received. Mr. Givler responded that the Authority has received the Bond.

7. **New Business**

Chetty Builders Update/Status

Mr. Givler announced that there would be no status/update at this time from Chetty Builders.

Receive and consider resolution for the sale of 848 and 850 Coates Street to the Housing Authority of the County of Chester

Mr. Campos inquired on how the properties were acquired by the Redevelopment Authority. The properties were transferred to the Redevelopment Authority by the City of Coatesville after they were acquired via tax sale or condemnation due to property damages.

Receive and consider resolution for the sale of 301-305, 311-321, 325-331 Mount Pleasant Street to the Housing Authority of the County of Chester.

Mr. Disciullo made the motion to approve the resolution for the sale of 848 & 850 Coates Street, and the resolution for 301-305, 311-321, 325-331 Mount Pleasant Street to the Housing Authority of the County of Chester; Ms. Horton seconded the motion. Motion passed 3-1-0. Mr. Campos was the dissenting vote.

Receive and consider extension of rental agreement for the security fencing at 129-133 East Lincoln Highway

Mr. Givler announced that the security fence installed around the 129-133 East Lincoln Highway site was only rented for one year. The rental period expires on April 20, 2006. Mr. Givler inquired as to whether the Public Works Department could push the dirt pile down and bill the RDA for its services. Once the area has been flattened out a fence will no longer be required at that location. Mr. Disciullo suggested that we inquire on the cost of renting the fence on a monthly basis until the area is safe enough for the fence to be withdrawn.

The motion was tabled until the next meeting upon the response from Donald Wilkinson, the Public Works Director.

Receive and consider proposal for the purchase of the forklift at the G.O. Carlson site

Mr. Givler asked Mr. Campos if he has had a chance to look at the Forklift on the G.O. Carlson site. Mr. Campos stated that he has not seen the forklift and inquired on its location. Mr. Givler gave Mr. Campos the location. Mr. Campos stated that he will take a look at the forklift and give an estimated value to the Authority. The motion was table until the next meeting.

Receive and consider "Removal of Memorandum of Agreement" for 138 South Third Avenue

Mr. Givler announced that Mr. Wells has complied with all the requirements and conditions contained in the Agreement between William Wells and the Redevelopment Authority of the City of Coatesville. Mr. Wells is no longer under any obligation with his respect to his performance set forth in the Agreement or in the Memorandum thereof.

Mr. Campos made the motion to approve the "Removal of Memorandum of Agreement" for 138 South Third Avenue; Ms Horton seconded the motion. Motion passed 4-0.

Receive and consider Memorandum of Agreement for Chetty Builders regarding Tower 1 & 2

Mr. Campos inquired on the Memorandum of Agreement for Chetty Builders. Mr. Givler announced that the Memorandum of Agreement between Chetty Builders and the Redevelopment Authority of the City of Coatesville impose certain duties and obligations on both the Redevelopment Authority and Chetty Builders with respect to the properties within the Tower 1 & 2 project.

Ms Horton made the motion to receive and approve the Memorandum of Agreement for Chetty Builders regarding Tower 1 & 2; Mr. Disciullo seconded the motion. Motion passed 4-0.

Appoint an "interim contact person "for the Authority in the absence of an Executive Director

Mr. Givler nominated Mr. O'Donnell for the interim contact person position. Mr. Disciullo nominated Mr. Givler for the interim contact person position. Ms. Horton stated that Mr. Givler is already the performing the duties of the contact person.

Mr. Disciullo made the motion to appoint Paul Givler, the "interim contact person" for the Authority in the absence of an Executive Director; Ms. Horton seconded them motion. Motion passed 4-0.

Mr. Campos inquired on how he could contact members or developers if he had any questions regarding various issues. Ms. Horton stated that the RDA appointed Mr. Paul Givler, Chairman of the RDA as the public spokesperson for the Authority in order to keep communications clear and avoid misunderstandings. A vote was taken to ratify this decision and have Mr. Givler, now acting interim contact person, continue to serve as the point of contact. Individual members can always call Mr. Givler if developing issues need attention and a special meeting can be called, if necessary. Otherwise the media, developers and other key contacts can be referred to him. It was agreed that official communications and specific details of RDA projects, policies and practices are best communicated through one individual.

Consider taking action on request by Lumen Essence

Mr. Givler stated that Lumen Essence has requested a termination of their lease. Lumen Essence had requested a payment plan in December regarding their taxes and rental payments. Due to financial obligation Lumen Essence has not been able to make the payments. Mr. Disciullo inquired on the past due rent. If lease is terminated the RDA should receive the past due funds.

Mr. Disciullo made the motion to terminate the lease ending April 30, 2006; Mr. Campos seconded the motion. Motion passed 4-0.

Forth Addendum for the extension of Agreement of Sale

Mr. Givler reviewed the status of the Agreement of Sale with Oliver, Tyrone and Pulver. Mr. O'Donnell announced that the Third Agreement of Sale will expire on March 31, 2006. Mr. O'Donnell stated that Mr. Pulver has requested an extension to the Agreement of Sale until May 30, 2006.

Mr. Disciullo made the motion to approve to amend the Agreement of Sale to be extended from March 31, 2006 to May 30, 2006, Mr. Givler seconded the motion. Motion passed 4-0

Amendment to the Assistance Agreement

The authority did not go into detail regarding the Amendment to the Assistance Agreement. The members tabled the discussion until the April 17, 2006 meeting.

Authorize issuance of the RFQ (Request for Qualifications) for the Flats site

Mr. Campos inquired on the RFQ for the Flats site. Mr. Givler stated that the Redevelopment Authority requires developers to submit their qualifications and financial ability for plans submitted for the land earmarked for revitalization. Mr. Campos inquired on the status of Mr. Blatstein. Mr. O'Donnell stated that if Mr. Blatstein is interested in developing on the property he must submit an RFQ like any other developer. No developers will receive the preferred status any longer. The RDA will go thru the RFQ, RFP process from now on. The term of Agreement between Tower Investments and the Redevelopment Authority regarding the Flats site has expired.

Mr. Givler made the motion to authorize the issuance of the RFQ (Request for Qualifications) for the Flats site; Mr. Disciullo seconded the motion. Motion passed 3-1-0. Mr. Campos was the dissenting vote.

8. Next Meeting

Mr. Givler announced that the next regularly scheduled meeting of the RDA will take place on April 17, 2006.

9. Adjournment

There being no further business, Mr. Campos motioned to adjourn the meeting at 8:50 p.m. Mr. Disciullo seconded the motion. Motion passed 4-0.

Respectfully submitted,

Regina Horton
Secretary

