

**Redevelopment Authority
Regular Meeting
April 24, 2006**

1. Call to Order

Mr. Givler convened the meeting at 6:40 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: Elizabeth McQuiston, Patrick O'Donnell and Ruthann Russell

2. Approval of Minutes

Mr. Disciullo made a motion to approve the minutes of the March 20, 2006 meeting; Mr. Campos seconded the motion, and the motion passed 4-0.

3. Citizen Comments

Patsy Ray, Box 172 – Ms. Ray stated that in the contract for the City, Tower 1, 2 & 3 have been approved by the RDA. Mr. announced that the demolition for Tower 1 has not been approved. O'Donnell stated that the only approvals completed are for Tower 1 and 2. The RDA had not declared Tower 3 a project at this time. Ms. Ray asked how Chetty can build without enough parking. Mr. Givler replied that the Zoning Hearing Board granted Chetty Builders a variance for the parking. There will be a parking lot placed in the area of the old Penney's building to the Laundromat. There is enough parking in their building line for Tower 2. After Tower 3 is completed there will be enough parking for Towers 1 – 3. If Tower 3 is not built the City or RDA will provide land to meet their requirements. Ms. Ray announced that City Council has not received anything from the Zoning Hearing Board. She inquired on how Mr. Chetty will have enough parking for both commercial and residential. Ms. Ray asked when Chetty will be demolishing the buildings where Penney's and the Laundromat are located. Mr. Givler stated that the RDA is not responsible for the demolition of this property. The property in question is not part of the original project area. Mr. Chetty purchased the properties without the assistance of the RDA. Mr. Disciullo stated that they were granted a variance for parking to get the ball rolling. Ms. Ray inquired on what will happen if another developer comes in and has a problem with the parking. Mr. Givler stated that we will work with the developers as the projects move forward.

Ms. Ray inquired on the status of the Flats site and Mr. Blatstein. Mr. Givler asked what her thoughts are on Mr. Blatstein. Ms. Ray replied that she wants him out. Mr. Blatstein has stated that Council is holding him back. We need to look for someone else to move the project forward. Ms. Ray stated that a letter should be sent to him stating that the RDA is moving forward. Mr. O'Donnell announced that the RDA previously sent out RFQ's for the Flats site. The board will review the RFQ's and respond to the three that are chosen asking for an RFP. MS. Ray asked if Mr. Blatstein submits and RFP are we obligated to pick him. Mr. O'Donnell replied that the RDA may choose whoever they feel is best suited for the site.

Mr. Campos asked Ms. Ray how the RDA and Council can work together. Ms. Ray suggested the Council and RDA meet every two months and work together to be unified. She suggested that the developers be invited to the meetings to answer any questions for the RDA and/or Council. The RDA and Council need to work with the developers as one group. Mr. Campos suggested that Council meet with and RDA member at least once a month to become aware of any new developments. Ms. Ray stated that Council is currently working on appointing a liaison to attend certain meetings of the Authorities, Boards and Commissions.

Bob Saucier, 1113 Oak Street – Mr. Saucier stated that Mr. Blatstein had taken him out and wined and dined him. He stated that Mr. Blatstein is a snake. He deserves to not be in Coatesville. He stated that there is a lot of miscommunication and confusion between the different commissions. He is glad that Council is taking their time it is better for the community. Mr. Chetty has a lot of things to do before he begins his projects. Ms. Saucier asked Mr. Givler how much the RDA is in debt. Mr. Givler replied that the debt is 6.9 million dollars or more. Mr. Saucier asked Mr. Givler about how much are the assets that the RDA has. Mr. Givler stated that the assets are about 5 millions dollars worth. Mr. Saucier asked

where Mr. Phillips was this evening. Mr. Givler announced that during tax season Mr. Phillips is unable to attend the meetings. The RDA understands that during this time he is unable to attend the meeting but once the tax season is over Mr. Phillips is in attendance. Mr. Saucier replied that the RDA should ask for his resignation due to his absence. Mr. Givler and Mr. O'Donnell stated that Mr. Saucier has no right to ask the Authority to ask a member to resign.

George Woods, - Mr. Woods announced that he is a new resident, not a city resident but a tax payer. He has heard a lot of negativism in the media and offered his help to the RDA. He stated that two years ago he helped the Housing Authority get a 1.2 million dollar contract.

Mr. Pawlowski – Mr. Pawlowski replied to Mr. Woods that he has a job for him regarding Public relations. He has grave concerns for the status of the RDA. He stated that no one realizes all the steps there are in the redevelopment process. He congratulated the RDA and asked that they be strong and that most of the town is with you. The RDA is preserving the City.

4. Receive Accounts Payable

Mr. Givler stated that the payables up to April 17, 2006 amounted to \$8,520.70 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:

PECO Energy	\$ 204.33
City of Coatesville	\$ 396.36
ADP Inc.	\$ 24.55
Daily Local News	\$ 222.92
The Mowday Group	\$1,156.25
Office Depot	\$ 88.82
PAWC	\$ 469.02
Ashtra Overhead Door Service	\$ 575.00
Buchart Horn Inc.	\$ 1,096.47
<u>Sandra Duncan</u>	<u>\$ 4,150.00</u>
Total	\$ 8,520.70

5. Treasurer's Report

Ms. McQuiston reviewed the treasurer's report stating that there is \$711.38 in the operating account and \$7,606.91 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.

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

Mr. Disciullo made the motion to authorize award to low bidder on completion contingent upon Mr. Chetty's conditions and to authorize the chairman to contact the low bidder when conditions are met; Ms. Horton seconded motion; motion passed 4-0.

Ms. Ray asked if Mr. O'Donnell or Mr. Givler are available to meet with City Council on Monday to discuss the Chetty project.

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

Mr. Givler announced that the City of Coatesville inquired about the forklift located at the G.O. Carlson lot. Ms. Horton made the motion to donate the forklift to the City of Coatesville, Mr. Givler seconded the motion; motion passed 4-0.

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 has been removed. The Public Works Department pushed down the dirt pile.

7. **New Business**

Comfort Care Lease

Mr. Givler stated that the Comfort Care Lease is up for renewal. A new lease will need to be completed. Comfort Care has acquired more storage units that need to be added to the lease

Land Approval for the City of Coatesville Fireworks

Mr. Givler announced that the Main Street Office has asked permission for the usage of the land located on the G.O. Carlson site for the Fireworks held by the City of Coatesville. Ms. Ray inquired on why the City Council has not been informed of the fireworks. Mr. Givler could not reply to the question because it is a matter for the City and not RDA. Mr. Givler made the motion to approve the usage of the land located at the G.O. Carlson site for the City of Coatesville Fireworks display, Mr. Disciullo seconded the motion; motion passed 4-0.

Discussion and Approval on RFQ for the Flats site

Mr. Givler announced that the RDA received seven RFQ's for the Flats site. Due to the amount of responses Mr. Givler tabled the motion to approve the RFQ until all the members are able to review the documents in full.

8. **Next Meeting**

Mr. Givler announced that the next regularly scheduled meeting of the RDA will take place on May 15, 2006.

9. **Adjournment**

There being no further business, Mr. Campos motioned to adjourn the meeting at 8:20 p.m. Mr. Disciullo seconded the motion. Motion passed 4-0.

Respectfully submitted,

Regina Horton
Secretary