

**Redevelopment Authority
Regular Meeting
May 15, 2006**

1. Call to Order

Mr. Givler convened the meeting at 7:43 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, Elizabeth McQuiston and Angel Christen

Mr. Givler announced the RDA has held two executive sessions since their last meeting. On May 1, 2006 a combined meeting with RDA and City Council was held to inform Council of land acquisition matters and the RDA met to discuss legal, personnel, and land acquisition matters. On May 15, 2006, the RDA met to discuss legal, personnel, and land acquisition.

2. Approval of Minutes

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

3. Citizen Comments

Mr. Eric Collins, 1015 Walnut Street – Mr. Collins expressed his reservations as to whether or not Mr. Campos's appoint to the RDA was a violation of the Sunshine Law. He felt Mr. Campos should rescues himself from the Authority until the courts or a committee could investigate the matter further. Mr. O'Donnell informed Mr. Collins that the Authority could not shed light on this situation. The Authority can only remove a member for just cause. This situation is the responsibility of the City Council. Mr. Collins asked Mr. Campos if his appointment to the RDA was discussed with City Council members before or after their appointment to their respective seats. Mr. Campos responded by saying it was after their appointment.

Mr. John Pawlowski, 360 Madison Street– Mr. Pawlowski informed Mr. Campos he was sending a letter to the state ethics committee regarding Council Vice-President Ms. Robin Scott. Mr. Pawlowski felt Ms. Scott should have abstained from the vote on Mr. Campos's appointment to the RDA given they have a business relationship. Mr. Pawlowski urged the RDA not to appoint Mr. Harry Walker the interim City Manager as the Executive Director of the RDA. Mr. Pawlowski felt that Mr. Tarron Richardson the Assistant City Manager would be a better fit given his experience, familiarity, and integrity.

Mr. David DeSimone, 94 South 12th Avenue– Mr. DeSimone inquired as to what Mr. Campos's affiliation was with the Area Republican Committee. He also wanted to know Mr. Campos intentions for Planning Commission. Mr. Campos replied that he was the local Latino Coordinator for the Area Republican Committee. With respect to his intentions with the Planning Commission he suggested Mr. DeSimone ask whomever had talked to him about the incident.

Mr. DeSimone asked what Mr. Campos was going to do with the pictures he had taken of the crowd as they entered the room. Mr. Campos stated they were for his own information.

Mr. Elwood Dixon, 768 Chestnut Street – Mr. Dixon asked Mr. Campos how the citizens would know that Mr. Campos would not use his position with the RDA for personal gain. Mr. Campos stated he was not in the construction business therefore he saw no conflict he also stated he knows right from wrong. Mr. Dixon asked Mr. Campos if he had met privately with the developers. Mr. Campos stated he had in an effort to understand their problems before his appointment. Mr. Dixon asked Mr. Campos why he had not stated this fact on his application for the RDA.

Mr. Campos felt it was not important. Mr. Dixon asked Mr. Campos if he had met with Mr. Walker and Mr. Lehr privately. Mr. Campos denied this. Mr. Dixon asked Mr. Campos if he had pick up Mr. Walker at the airport. Mr. Campos had no comment.

Mr. Jim Pitcherella, 1226 Olive Street– Mr. Pitcherella told Mr. Campos he had felt threatened by the statements to the Planning Commission. Mr. Pitcherella felt the word piece referred to a gun. Mr. Campos stated that Mr. Pitcherella should have gone directly to the police with his concerns and let the courts handle the situation. Mr. Pitcherella mentioned that Mr. Walker and Ms. Ray had left the room before the incident during Planning Commission had resolved itself. Mr. Campos stated that Mr. Pitcherella should have left the room at that time as well or asked if he was too scared to do so. Mr. Pitcherella wanted to know why Mr. Legree was present with Mr. Campos at the Planning Commission meeting. Mr. Campos did not respond.

Mr. Kurt Schenk, 1014 West Chester Road – Mr. Schenk stated this is exactly why we are in the state we are in. He felt everyone needs to work together so the City can move forward. He hoped it happened soon. Mr. Campos stated that issues have been raised and the City is struggling to move forward. Mr. Campos wanted to know how RDA and City Council could work together. He stated there were people there that change words around. He felt if everyone band together then we can move forward. He stated he wanted to create good not problems. He stated that if it things didn't get settled here they would get settled in another way. He stated his desire was to get things moving. He feels that the RDA actually stands in the way of what he normally does just like when he was on City Council. He stated it is a trade off for him.

Mr. Schenk asked Mr. Givler if he felt Mr. Campos was an asset or a detriment to the RDA. Mr. Givler stated an asset.

4. Receive Accounts Payable

Mr. Givler reported that the Operating Account payables up to May 15, 2006 totaled \$55,168.49 Mr. Givler motioned to approve the bills payable in the Operating Account, and Mr. Disciullo seconded the motion. The motion passed 4-0. The payables are as follows:

Buchart Horn, Inc	\$8,377.78
Interstate Acquisition	\$9,005.60
National Construction	\$327.36
Patrick O'Donnell	\$9,906.25
Office Basics	\$8.89
PECO Energy	\$326.36
Pennsylvania American	\$749.02
Weston Solutions	\$1,665.83
Phuoc V. Nguyen	\$20,000.00
Nextel Communications	\$41.58
Worrell's Plumbing	\$323.50
City of Coatesville	\$4,436.32
Total	\$55,168.49

5. Treasurer's Report

Ms. McQuiston reviewed the treasurer's report.

6. 84 Lumber Presentation

Mr. Martin Valle who is the full-time Development representative for 84 Lumber made the presentation. Mr. Valle gave a brief history of the Pennsylvania based company. He explained the company dealt primarily with contractors. All product is sold in bulk quantities. The company is interest in the 10 acres located north of the High Bridge along Route 82. Coatesville is the central location between Paoli and Lancaster. It would be a 4 million dollar yard facility with approximately 20-30 full-time employees with most of the employees would be

hired locally. The company does pay prevailing wage. The other aspect of this property that is needed by 84 Lumber is the existing railway. Mr. Walker inquired as to the training of the employees. Mr. Valle stated the employees would go to the company headquarters in Mariane Pennsylvania for their training. Mr. Pawloski asked if the company would interfere with the Riverwalk. Mr. Givler stated 40 to 70 feet would be left untouched in order to build the Riverwalk. Mr. Campos asked when the company would purchase the company and could they be operational by fall if they were sold the land. Mr. Valle stated it would depend on the local process for such a project. The company would be able to purchase the land and start the project immediately. Mr. Valle stated they create all of the plans for the individual sites in house and hire a local company who is familiar with the local code. Mr. Campos asked if the company would abandon the site if it was not as financially sound as the research currently shows. Mr. Valle stated they would abandon the site if put in this situation, however he felt that it would not happen.

7. Old Business

Discussion of RFQ's for 129 – 133 East Lincoln highway and selections for the RFP process.

Mr. Givler announced that only three RFQ's were received for the 129-133 East Lincoln Highway site. The three developers selected to submit RFP were West View Condos, Oliver Construction Incorporated, and New Vision.

Mr. Givler made the motion to accept the developers for the RFP process regarding the 129-133 East Lincoln Highway site; Ms. Horton seconded the motion which passed 3-1-0. Mr. Campos was the dissenting vote.

Receive and consider the RFQ for the Downtown Coatesville Developer Flats Site

Mr. Givler announced that seven RFQ's were received for the Flats Site. The developers submitting RFQ's were Pulver, Mignatti, Westrum, Dranoff, O'Neill, Radnor- Realen and Nolan. Tower Investments was considered qualified from previous experience.

After a vote by the members the following five developers were selected in the following order for submittals of the RFP's. The developers selected were O'Neill, Westrum, Mignatti, Radnor – Realen and Tower Investments

8. New Business

Demolition contract for Pennock Place

Mr. Givler announced the demolition contract for Pennock Place is still on hold pending final approval for the project by City Council.

Audit Approval

Mr. Givler asked for a motion to approve using Barbacane and Thornton again this year for the audit. Mr. Campos ask where the bid was for this service.

Ms. McQuiston stated the audit was a very small and would cost somewhere around \$2000.00 to \$5000.00. Mr. Campos asked when the audit would be available for review. He also wanted to know if they could cap the cost at \$3000.00. Ms. McQuiston thought it would be available sometime in June and stated the amount was already in the budget for the audit. Mr. Disciullo made a motion to approve Barbacane & Thornton to do the audit for the RDA Ms. Horton seconded the motion, and the motion passed 4-0.

Receive and consider resolution for authorization to close on 11 & 13 North 3rd Avenue with Chetty Builders.

Mr. Disciullo made the motion to approve the resolution for authorization for execution of closing paperwork for 11 & 13 North 3rd Avenue; Ms. Horton seconded the motion. Motion passed 4-0.

Receive and consider removal of Memorandum of Agreement on 100 Strode Avenue, 351 South 1st Avenue, 155 Franklin Street, and 704 Merchant Street.

Ms. Horton made the motion to approve authorization of the removal of Memorandum of Agreement on 100 Strode Avenue, 351 South 1st Avenue, 155 Franklin Street, and 704 Merchant Street; Mr. Disciullo seconded the motion. Motion passed 4-0.

Receive and consider a 90 day extension on the agreement for 102 Strode Avenue.

Ms. Horton made the motion to approve for a 90 extension on agreement for 102 Strode Avenue; Mr. Disciullo seconded the motion. Motion passed 4-0.

Receive and consider authorization of the resigning of the deed for 701 East Lincoln Highway.

Mr. Disciullo made the motion to approve authorizing the resigning of the deed for 701 East Lincoln Highway; Ms. Horton seconded the motion. Motion passed 3-0-1. Mr. Campos abstained.

Receive and consider authorization of the resigning of the deed for 731 East Lincoln Highway.

Mr. Disciullo made the motion to approve authorizing the resigning of the deed for 731 East Lincoln Highway; Ms. Horton seconded the motion. Motion passed 3-0-1. Mr. Campos abstained.

Mr. O'Donnell inquired on adopting a TIF reimbursement resolution. Mr. Givler stated that this was done. Mr. Campos inquired on the cost of TIF and if this is in the budget inbound or outbound. Ms. McQuiston stated that there have not been any costs at this time.

9. Next Meeting

Mr. Givler announced that the next regularly scheduled meeting of the RDA will take place on June 19, 2006.

10. Adjournment

There being no further business, Mr. Disciullo motioned to adjourn the meeting at 8:05; Mr. Campos seconded the motion. Motion passed 4-0.

Respectfully submitted,

Regina Horton
Secretary