

**Redevelopment Authority
Regular Meeting
June 19, 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 and Patrick Phillips

Staff Present: Patrick O'Donnell, Elizabeth McQuiston and Ruthann Russell

Mr. Givler announced the RDA has held an executive session prior to the meeting to discuss legal, personnel, and land acquisition.

Mr. Givler announced that two items will be added to the agenda. The items are 84 Lumber and the RI/RA deed restrictions.

2. Approval of Minutes

Ms. Horton made a motion to approve the minutes of the May 15, 2006; Mr. Disciullo seconded the motion, and the motion passed 5-0.

3. Citizen Comments

Mr. John Pawlowski, 360 Madison Street– Mr. Pawlowski inquired on if the demolition will begin on June 20, 2006 at the Tower 1 site. Mr. Givler announced that it is only the ground breaking for the site. Mr. Pawlowski congratulated the members prior to 2006 for their part in the revitalization. Mr. Pawlowski asked Mr. Campos if any one accompanied him to his meetings with the developer prior to his appointment on the Redevelopment Authority. Mr. Campos stated he met with them. Mr. Campos then commended Mr. Pawlowski for his part in the revitalization process.

4. Receive Accounts Payable

Mr. Givler reported that the Operating Account payables up to July 19, 2006 totaled \$68,988.29. Ms. Horton motioned to approve the bills payable in the Operating Account, and Mr. Givler seconded the motion. The motion passed 5-0. The payables are as follows:

ADP	\$46.50
Barbacane Thornton, & Co	\$5,530.00
Downtown Revival	\$5,556.00
Interstate Acquisition	\$10,704.51
National Construction	\$327.36
Patrick O'Donnell	\$4,573.07
Pennsylvania American	\$40.05
R.K. Mulls Electric	\$113.00
Tax Claim Bureau	\$2,736.98
Weston Solutions	\$3,858.39
Worrell's Plumbing	\$75.85
<u>Downtown Revival Limited</u>	<u>\$35,385.00</u>
Total	\$68,988.29

5. Old Business

Confirm release hold on demolition on Chetty Properties

Mr. Givler stated that this is not an action item. The demolition was awarded at the previous meeting. The contract is signed and being forwarded to the demolition firm. The demolition will begin after the asbestos is removed from the property.

84 Lumber

Mr. Givler stated that the location of the property that 84 Lumber was requesting would hinder the revitalizations plans for the location and the RFP process. . Mr. Philips stated that a lumber company is not the best use for the land. He said that he would like to see them get another area in the City. Mr. Givler asked Mr. Valle if they had to considered his suggestion that they try to fit their operation on the land north of East Glencrest and land presently owned by Mittal. Mr. Valle said that he investigated that suggestion and that Mittal indicated they might be willing to sell but only under the consideration that 84 Lumber would hold Mittal harmless from any and all environmental issues. Mr. Valle said that was a condition to which 84 Lumber could not agree. Mr. Valle said the property off of 82 was perfect, because it was adjacent to the rail service. Other sites suggested did not have rail service and the cost to provide a spur would be about 1 million dollars. Mr. Campos inquired on how much land he was requesting and what 84 Lumber was willing to pay. Mr. Valle stated that 84 Lumber was willing to pay \$100,000 per acre. Mr. Campos asked if there was and flexibility in the cost, and Mr. Philips inquired if there was flexibility in the amount of land. Mr. Valle responded that there was flexibility in the cost but not in the amount of land required. They need the full 8.4 acres. Mr. Campos asked if they were flexible with their time. Mr. Valle responded that there was no specific deadline. The company would like to be operational by next spring. Mr. Valle thanked the Authority Members for reviewing his offer and stated they would be a good neighbor

Mr. Givler made the motion to deny the offer by 84 Lumber due to interference with the request for proposal process; Ms. Horton seconded the motion. Motion passed 4-1. Mr. Campos was the dissenting vote.

Mr. Campos stated that the RDA will be open minded. Ms. Horton stated that she was hopeful to keep them within the vicinity of Coatesville and Mr. Phillips was for 84 Lumber coming to the City but felt it was not the right area for the company.

6. New Business

111 East Lincoln Highway

Mr. Givler announced that the Police Athletic League has requested the use of 111 East Lincoln Highway. The space is currently empty and in need of repairs. The RDA is unable to cover the cost of repairs. The space was previously occupied by Rodriguez Grocery. Mr. Philips requested that PAL place the RDA name as additional insured on their policy.

Mr. Disciullo made the motion to approve a month to month lease to the Police Athletic League for 111 East Lincoln Highway; subject to PAL is responsible for all utilities and repairs; Mr. Givler seconded the motion and motion passed 5-0.

Authorize the preparation and development of the RFP for the Flats site.

Mr. Givler announced that the development of an RFP is needed for the Flats Site. There is a rough draft in the packet for review. Ms. Horton asked if there is a need to hire someone for the development of the RFP. Mr. Givler responded that they may need to hire someone to help develop the RFP. Mr. Campos and Mr. Phillips asked to review the drafts. Mr. Givler suggested that a PDF of the RFP be emailed to each member for their review and comments.

Mr. Disciullo made the motion to authorize the preparation and development of the RFP for the Flats site; Mr. Phillips seconded the motion and motion passed 5-0.

Authorize the preparation and development of the RFP for 129-133 East Lincoln Highway.

Mr. Disciullo made the motion to authorize the preparation of the RFP for 129-133 East Lincoln Highway; Mr. Phillips seconded the motion. Motion passed 5-0.

Modification of the Master Lease for Downtown Revival Limited Partnership

Ms. McQuiston announced that the original Master Lease Agreement had some nonspecific terms that we clarified through an amendment the Board signed last Monday night. The specific changes were as follows:

1. Detailing the conversion date as December 31, 2003
2. Changing the Payment detail from a monthly amortization to an annual one due by April 30 of each year.

Mr. Givler made the motion to approve the modifications of the Master Lease with the Downtown Revival Partnership; Mr. Phillips seconded the motion. Motion passed 5-0.

Authorize chairman to execute appropriate conveyance restricting use of groundwater for the Flats site.

Ms. Horton made the motion to approve Mr. O'Donnell to proceed with the preparation of the appropriate conveyance restricting the use of groundwater for the Flats site and authorize the chairman to sign the appropriate conveyance restricting use of groundwater for the Flats site; Mr. Phillips seconded the motion. Motion passed 5-0.

Mr. O'Donnell recommended that in the fall the RDA meet twice a month. The Authority members agreed.

9. Next Meeting

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

10. Adjournment

There being no further business, Mr. Givler motioned to adjourn the meeting at 7:30 pm; Mr. Disciullo seconded the motion. Motion passed 5-0.

Respectfully submitted,

Regina Horton
Secretary