

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

1. Call to Order

Mr. Givler convened the meeting at 6:32 p.m. in Council Chambers and led the salute to the flag.

Members Present: Paul Givler, Joseph Disciullo, Regina Horton, and Ernest Campos

Members Absent: 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.

2. Approval of Minutes

Mr. Campos made a motion to approve the minutes of the June 19, 2006 with corrections; Mr. Disciullo seconded the motion, and the motion passed 4-0.

3. Citizen Comments

Joe Hammerick

Mr. Hammerick inquired about 84 Lumber. Mr. Givler read the minutes from the last meeting regarding 84 Lumber. Mr. Hammerick inquired on the demolition of the buildings on Third Avenue. Mr. Givler stated that he had spoke with the company regarding the start of the demolition. He stated that the demolition is to begin the week of July 24, 2006. The company is in the process of the asbestos removal. Mr. Hammerick asked if the RDA had the funds for the demolition. Mr. Givler replied yes.

Jack Moody

Mr. Moody asked if the RDA could forward the award letter for Empire regarding the demolition on Third Avenue. He would like contact information for Empire forwarded to him via email.

Jeff Deacon

Mr. Deacon inquired on the Historical properties. Historical assets are being destroyed. He asked that the RDA look into the history of the properties before they are demolished. Mr. Deacon asked the RDA to recycle the historic artifacts from buildings being demolished to make way for the city's revitalization. Mr. Deacon inquired about the HARB Board (Historical & Agricultural Review Board). Mr. Givler replied that HARB is longer in service. Mr. Deacon replied that HARB needs to be reinstated for the sake of historical buildings and their artifacts.

Mr. John Pawlowski

Mr. Pawlowski discussed the guest column in the Sunday paper by Pat Sellers. He stated that the article needs to be addressed by the RDA. The RDA does not need half-way opinions. He stated that the RDA should not sit back; they need to respond, it is not good for the City.

Elwood Dixon

Mr. Dixon asked what would happen to the RDA debt if they were disbanded. Mr. O'Donnell replied that the RDA can not be disbanded while there is a debt. If the debt was clear the RDA could be disbanded. Mr. Dixon asked what would happen to the grants. Mr. O'Donnell replied that the grants can have the grantee named changed. Mr. Dixon asked Mr. Campos why he was the dissenting vote regarding 84 Lumber. Mr. Campos replied that he wanted to apply a safety net around the offer. Mr. Dixon stated that he did not understand why Mr. Campos would want less money. Mr. Campos replied that he wanted to leave the door open to get more money.

4. Receive Accounts Payable

Mr. Givler reported that the Operating Account payables up to July 19, 2006 totaled \$10,037.69. 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	\$41.34
Buchart Horn, Inc	\$312.58
City Of Coatesville	\$4.86
Frank T. Kucera	\$2,400.00
National Construction	\$327.36
Patrick O'Donnell	\$2,343.78
Paul Kearney Inspections	\$104.40
Pennsylvania American	\$389.23
Terminix	\$95.40
U Comp	\$44.31
Weston Solutions	\$3,858.39
Worrell's Plumbing	\$116.07
Total	\$10,037.69

5. Treasurer's Report

Ms. McQuiston announced that Barbacane Thornton is currently drafting the Audit reports for the RDA. Ms. McQuiston reviewed the treasurer's report.

6. Old Business

Receive and consider Issuance of the RFP for 129-133 East Lincoln Highway

Mr. O'Donnell reviewed the RFP and recommended corrections and additions to the RFP for the 129-133 East Lincoln Highway site. Mr. Disciullo made the motion to approve the RFP for 129-133 East Lincoln Highway with the corrections and additions; Ms. Horton seconded the motion. Motion passed 4-0.

Receive and consider Issuance of the RFP for the Flats Site

Mr. Givler stated that the RFP for the Flats Site is not ready for consideration or approval. Ms. Horton inquired on hiring a consultant to compile a RFP for the Flats Site. Mr. Moody announced that his firm Buchart Horn has been instrumental in acquiring the information required regarding the RFP for the RDA. He stated that Buchart Horn is capable of compiling the RFP for the Flats site. Mr. Givler asked Ms. Russell to forward the draft of the current RFP to Mr. Moody to get a cost breakdown for the RFP development. The item was tabled until further discussion.

Receive and Consider extension of the Paul Kearney Inspections maintenance contract

Mr. Givler stated that Mr. Kearney's contract with the RDA expired. Mr. Kearney has been instrumental in providing maintenance for the rental properties. Mr. Givler made the motion to approve the contract renewal for Paul Kearney Inspections; Ms. Horton seconded the motion. Motion passed 4-0.

7. New Business

Flats Deed Restriction on Ground Water Use

Mr. Givler made the motion to authorize the appropriate officers, or to confirm the authorization of the appropriate officers, to execute and file a declaration of restrictions on the Flats parcels, imposing deed restrictions which will prohibit the use of wells or other access to ground water in the Flats area, Mr. Disciullo seconded the motion. Motion passed 4-0

Discussion on building located at 421 Coates Street

Mr. Givler announced that the building at 421 Coates Street has been cited by the City of Coatesville's Codes Department as an unsafe structure. Ms. Horton suggested that the RDA get an appraisal for the cost of demolition and weatherproofing the adjoining home. Ms. Russell announced that there is currently a lien by the mortgage company on the property. There is an interested party contacting the mortgage company to reduce the fees. The contractor would like to purchase the property and fix it up. The item was tabled until the fee breakdown for demolition or a proposal from the contractor is obtained for the building located at 421 Coates Street.

8. Next Meeting

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

9. Adjournment

There being no further business, Mr. Givler motioned to adjourn the meeting at 7:45 pm; Ms. Horton seconded the motion. Motion passed 4-0.

Respectfully submitted,

Regina Horton
Secretary