

**Redevelopment Authority
Regular Meeting
August 21, 2006**

1. Call to Order

Mr. Givler convened the meeting at 6:35 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 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 July 17, 2006 with corrections; Mr. Disciullo seconded the motion, and the motion passed 4-0.

3. Presentations

Paul Chambers, and Bruce Weinstein, Architectural Concepts gave the Redevelopment Authority an overview of the proposed development of condominiums at 701 and 733 East Lincoln Highway.

Mr. Chambers stated that there will be (14) three floor condominiums with a first floor garage. There will be security gates at the openings to the streets. Ms. Horton voiced her concerns about there is no retail/commercial space on the first floor. Mr. Weinstein replied that market is limited for sale of retail/residential. He said that space at the street level and garage area may be converted into commercial space if desired. The condominiums are more marketable as a residential alone. Mr. Givler inquired if there were any legal actions or conditions in the previous agreement regarding the retail/residential aspect. Mr. O'Donnell replied that it was not a stipulation in their agreement.

Mr. O'Donnell inquired about the parking for units 12 & 13. Mr. Chambers replied that the parking for unit #12 is under #13 also. There is a drive thru under unit #12. Mr. Givler inquired on the space under unit #12 and if it is space enough for a drive thru and staircase. Mr. Weinstein replied that the parking and staircase does meet the Codes requirements. Mr. Campos asked if the back access to City Gate will be eliminated. What will happen to their parking? Mr. Chambers replied that there is on street parking. Mr. Weinstein replied that parking is always an issue in any development process. Mr. Campos expressed his concern about the parking by stating "the parking was catalyst to the commercial development in the area". Mr. Disciullo stated that he was impressed by the plans. He understands that the developer can not build something that is not economically sound (referring to commercial or retail/residential). There is the need for homeowners, not retailers that are not feasible.

Mr. Givler announced that the next step for Mr. Chambers is to go in front of the Planning Commission and to acquire the adjoining lot from the City of Coatesville. Ms. Horton stated that the property located at 703 East Lincoln is owned by the City and needs or must be transferred to the Redevelopment Authority.

Mr. Givler asked if the attics could be made into an additional room. Mr. Chambers replied yes. Ms. Horton felt that three bedrooms would not be as marketable. Mr. Weinstein replied that market wise there is a need for three bedrooms. Mr. Chambers announced that there has been no new development in that area. Ms. Horton stated that she likes the design but what is the

character of the buildings and what is the price point. Mr. Chambers replied that the price point is \$200,000 with parking, garages and secured facilities.

Mr. Chambers announced that there are currently 1500 section 8 residents in the City. He stated that Section 8 takes away revenue from the City. The City, Redevelopment Authority and West View can work together to get more home ownership in Coatesville. Mr. Campos stated that the design looks great and noted that the Chester County Housing Authority is in financial trouble at this time. Mr. Chambers replied that he is not looking for Section 8 housing. He is looking for any and all who are interested and will not discriminate.

Mr. Chambers and Mr. Weinstein hope that the adjoining buildings will work together to improve their facades. They thanked the members of the Redevelopment Authority for their contributions.

4. Citizen Comments

John Pawlowski

Mr. Pawlowski stated that he enjoyed the rebuttal letter from Paul Givler pertaining to Mr. Sellers letter in the paper. He felt that the letter cleared up some issues plaguing the Redevelopment Authority. He stated that the people think that the Redevelopment Authority is a spend thrift and they do not realize the expenses that accommodate the development. Mr. Pawlowski inquired on how the message about the positive development in the East End is going to get out to the public. There is a need for the positive actions of the Redevelopment Authority to be publicized and not criticized. Mr. Pawlowski stated that he has heard negative comments from Council members regarding the actions of the Authority.

Mr. Pawlowski asked Mr. Walker if he met with a group of developers. Mr. Walker replied that he met with the developers to discuss promotional programs.

Mr. Campos inquired as to which members were speaking about the Authority in a negative fashion. Mr. Pawlowski replied that the previous council was 15 million in debt but never heard about how the Redevelopment Authority started the redevelopment in the city. Mr. Pawlowski implied that the biggest mistake the Redevelopment Authority made was that they emphasized the redevelopment and did not emphasize on the sacrifices and the costs. He stated that the redevelopment process does not happen overnight.

Joe Hammerick

Mr. Hammerick asked if there have been and responses on the RFP's. Mr. Givler replied that the RFP's for the Flats site have not been approved for issuance and the RFP responses for 129-133 East Lincoln Highway are due back in mid-September. Mr. Hammerick asked Mr. Campos if he was invited to the meeting that Mr. Walker held with the developers. Mr. Campos replied "No, he was not invited".

Patsy Ray

Ms. Ray addressed Mr. Hammerick's questions regarding the developer meeting with Mr. Walker. Ms. Ray stated that City Council and the Redevelopment Authority members were not invited to the meeting. Mr. O'Donnell stated that he was invited to the meeting as the County Commissioner and not as the Redevelopment Authority Solicitor. Ms. Ray stated that the developers want to do public relations for the City,

Ms. Ray inquired in issues on the agenda. Ms. Ray asked about item # 7D as to who would have administrative rights to approve repairs and maintenance. Mr. Givler replied that Ms. Russell has requested the permission to approve repairs and maintenance up to a capped amount for rentals that the Redevelopment Authority owns. Ms. Ray inquired about the draft of the Audit and stated that City Council has not received a copy of the audit. Mr. Givler replied that the draft audit has not been officially received by the Redevelopment Authority.

5. Receive Accounts Payable

Mr. Givler reported that the Operating Account payables up to August 21, 2006 totaled \$4,895.80 Ms. Horton 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:

ADP	\$42.18
Ehrlich	\$80.00
National Construction Rentals	\$654.72
Nextel Communications	\$41.56
Patrick O'Donnell	\$2,171.25
Office Depot	\$13.31
Paul Kearney Inspections	\$403.75
PECO	\$133.91
Pennsylvania American	\$396.39
Frank T. Kucera	\$800.00
Paul Kearney Inspections	\$71.75
PECO Energy	\$34.98
HAB-EIT	\$52.00
Total	\$4,895.80

6. Treasurer's Report

Mr. Givler and Mr. O'Donnell gave a brief overview of the treasurer's report.

7. Old Business

Receive and consider the RFP for the Flats Site

Mr. Givler stated that the RFP for the Flats Site has been completed by Buchart-Horn, Inc. for review. Mr. O'Donnell suggested that the date for submittal to the Redevelopment Authority be changed to six weeks after the issuance date. Mr. O'Donnell suggested that parcel number 16-5-17 be added to the RFP and the zoning information be changed from heavy industrial to (TND) Traditional Neighborhood District,

Mr. Campos asked that from this point any revisions made to the RFP to be highlighted. If the information is highlighted it will be easier for the members to approve the changes. Mr. Campos inquired on how members could get their changes made on the RFP. Ms. Horton replied to send the information to Mr. Givler and he will have the appropriate changes made to the document. Mr. Givler replied that faxes of the document with mark ups can be faxed to Ms. Russell. Mr. Givler asked that the Flood plain data and a new map be added to the RFP.

Mr. Givler made the motion to issue the RFP for the Flats Site after corrections have been approved by a majority; Mr. Disciullo seconded the motion. Motion passed 4-0.

Receive and Consider the Change Order #1 and #2 Asbestos Demolition – 3rd Street and Lincoln Highway.

Mr. Givler announced that Empire Services has located possible areas that contain asbestos that were not part of the original bid package. Mr. Givler stated that he has requested that Buchart-Horn walk thru the buildings with a member of Empire Service to verify that asbestos is present in the noted areas. Mr. Givler announced that as Empires services was taking up plywood that there was another floor underneath.

Mr. Disciullo made the motion to authorize Paul Givler, Ruthann Russell and Mr. O'Donnell to have the site confirmed asbestos free for demolition and the authorize and execute the change orders after approval of Buchart-Horn, Inc.; Ms. Horton seconded the motion. Motion passed 4-0.

Mr. Givler inquired as to whether the additional asbestos removal is reimbursable by TIF. Mr. O'Donnell replied the TIF agreement would need to be reviewed for the answer. Mr. Campos

inquired as to how the large quantity of asbestos was missed on their original report. Mr. Givler replied that when uprooting the floorboards there was another floor underneath containing asbestos. Ms. Ray announced that the asbestos removal was a union issue. She stated that members of the union walked thru the buildings and located the asbestos.

8. New Business

Ratify the Five Hundred Dollar Expenditure for Buchart-Horn, Inc. to review the RFP for the Flats site

Mr. Givler announced that he contacted Buchart-Horn to review and change the RFP for the Flats site. The previous RFP was missing pertinent information and Buchart-Horn was previously contracted to obtain information on the Flats.

Ms. Horton made the motion to authorize the five hundred dollar expenditure for Buchart-Horn, Inc. for the review and recommendations for the RFP for the Flats Site; Mr. Disciullo seconded the motion. Motion passed 4-0.

Receive 2005 Draft Audit

Mr. O'Donnell stated that there is no action required at this time. Mr. Givler announced that the Redevelopment Authority has received a copy of their 2005 Audit Draft. At this time, the 2005 audit is not public record. The 2005 audit will become public record after it has been published and the Authority's comments have been submitted.

Route 82 Deeds

Mr. O'Donnell stated that there is no action to be taken. He stated that the City will deed the properties to the Redevelopment Authority with modifications. The City has requested that if development has not been started in three years the property will revert back to the City of Coatesville and that an easement is to be included in the Southern portion of the tract for access to other City properties.

Receive and authorize repairs and maintenance approval by administration

Mr. Givler stated that at this time there is a lengthy process in order to have repairs/maintenance done on the rental properties. He stated that Ms. Russell has submitted a request to authorize repairs up to a capped price. If the repairs extend the price of \$2000, she must contact Mr. Givler, chairman for approval.

Mr. Givler made the motion to authorize Ms. Russell to make judgments and approve repairs up to the amount of \$2000; Ms. Horton seconded the motion. Motion passed 4-0.

9. Next Meeting

Mr. Givler announced that the next regularly scheduled meeting of the RDA will take place on September 18, 2006

10. Adjournment

There being no further business, Mr. Givler motioned to adjourn the meeting at 8:20 pm; Ms. Horton seconded the motion. Motion passed 4-0.

Respectfully submitted,

Regina Horton
Secretary