

**Redevelopment Authority
Regular Meeting
October 2, 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, Patrick Phillips and Ernest Campos

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. Phillips made a motion to approve the minutes of the August 21, 2006; Mr. Disciullo seconded the motion, and the motion passed 5-0.

Mr. Givler introduced Kirby Hudson, Assistant City Manager and Rick Dean, Finance Director for the City of Coatesville.

3. Citizens Comments

Joe Hammerick,

Mr. Hammerick addressed Mr. Campos. He inquired as to why Mr. Campos never sticks up for the Redevelopment Authority at Council Meetings. He stated that Mr. Campos only tries to make himself look good and does not back the Redevelopment Authority. Mr. Campos replied that he has brought up technology matters to City Council. Mr. Hammerick stated that the Redevelopment Authority had a bad rep when Mr. Janssen was Executive Director. Mr. Hammerick suggested that Mr. Campos speak up about the Redevelopment Authority and show his support and let the people know that they have 4.2 million in assets. He asked the Mr. Campos give encouragement for the RDA.

Patsy Ray

Ms. Ray inquired on the line item regarding 376 Fleetwood Street and Goodworks. Mr. Givler replied that the property currently has liens that are above the assessed value of the property. Goodworks is interested in the property for development. Mr. Givler stated that the RDA has been trying to get a clean title for two years and the mortgage company will not clear the lien. Goodworks is willing to try to get a clean title on the property in exchange for the property.

Ms. Ray inquired on why the RDA was receiving and authorizing a Real Estate firm for property management. Ms. Ray announced that Mr. Hudson was hired by the City to maintain the vacant properties for the City and the Redevelopment Authority. Ms. Horton stated that the Redevelopment Authority was unaware that Mr. Hudson was hired for the Redevelopment Authority properties also. Ms. Ray replied that it was one of Mr. Hudson's duties as the Assistant City Manager. Mr. Givler stated that the firm was to handle the leases, rents and maintenance for the properties. Mr. Givler stated that if Mr. Hudson wishes to take that over he is more than welcome. Mr. Hudson replied that he would like to meet with Mr. Givler to address the topic.

Ms. Ray inquired on the Resolution for the \$400,000 grant. Mr. Givler stated that the grant is a pass thru the Redevelopment Authority to the Brandywine Health and Housing Center. Ms. Horton asked Ms. Ray if she was going to inquire about all the items on the agenda. Ms. Horton stated that if the members could address the issues maybe some of Ms. Ray's questions would be answered. Mr. Givler stated that questions may be asked while the members were discussing the line items.

4. Receive Accounts Payable

Mr. Givler reported that the Operating Account payables up to October 2, 2006 totaled \$14,795.01; Mr. Disciullo motioned to approve the bills payable in the Operating Account, and Ms. Horton seconded the motion. The motion passed 5-0. The payables are as follows:

ADP	\$17.59
Barbacane Thornton, Inc	\$3,075.00
Buchart Horn, Inc.	\$408.25
Frank T. Kucera	\$1,500.00
Paul Kearney Inspections	\$65.00
PECO Energy	\$87.74
Pennsylvania American Water	\$51.68
Patrick O'Donnell	\$3,000.00
ADP, Inc.	\$55.18
National Construction Rentals	\$327.36
Patrick O'Donnell	\$333.50
Pennsylvania American Water	\$414.97
Weston Solutions	\$5071.85
Worrell Plumbing	\$386.89
Total	\$14,795.01

5. Treasurer's Report

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

6. Presentation

Ray McCool

Mr. McCool presented the members with the Phase I and Phase II development plans for 336 East Lincoln Highway. Mr. McCool stated that he wanted to give the Redevelopment Authority the courtesy of reviewing the project with the members. He stated that he is currently in negotiations with the Masonic Hall to acquire the parking lot. He stated that if they can acquire the parking lot he will not be asking the Planning Commission for a waiver on the parking, as his plan stand he has the recommended amount of parking. Phase I will be 6 stories with 4 condos per floor. Phase II will be 6 stores with condos on each floor and an elevated parking deck to hold 68 cars. Ms. Horton inquired on the layout of the building. Mr. McCool replied that the condos will be 2 or 3 bedroom condos. Ms. Ray inquired on the cost of the condos. Mr. McCool replied that they will be priced competitively with the surrounding development. Mr. Hammerick inquired on if city residents will be hired for the development. Mr. McCool replied that he will work within the City's requirements. Mr. Campos stated that if the development is put out to be bid than there is not a requirement to hire city residents. Ms. Horton inquired on the status of Mr. McCool's other projects. Mr. McCool stated that they are still in the design stages.

7. Old Business

RFP for the Flats Site Extension

Mr. Givler announced that the submittal for the RFP for the Flats Site has been extended from October 11, 2006 to November 8, 2006 at 4 pm.

Mr. Campos inquired on if the floodplain is more at risk due to development. Mr. Giver replied no, as per the report on the floodplain by Buchart Horn, Inc. Mr. Campos asked if the RFP was open for negotiation. Mr. Givler stated that the RFP's will be reviewed in their entirety and discussed among the members. Mr. Dean stated that the RDA should not rush thru the approval process and should consider the best use of the area.

Mr. Givler announced that some of the developers want to walk the Flats site. Mr. Moody suggested that the Mr. Givler set up a date and time and have one walk thru with the developers. He also suggested a pre bid meeting for any questions the developers may have.

RFP 129-133 East Lincoln Highway

Ms. Horton made the motion to authorize Paul Givler, Chairman, Joe Disciullo, Vice chairman and Patrick O'Donnell, solicitor to begin negotiations with the developers that submitted their RFP for 129-133 East Lincoln Highway and Mr. Campos seconded the motion; and the motion passed 5-0.

8. New Business

Resolution for \$400,000 grant

Mr. Givler stated that the grant is intended to help eliminate blight and Redevelopment Authority is a pass thru for the Brandywine Health and Housing Center.

Mr. Phillips inquired about the change in the plans for the Brandywine Health and Housing Center. The original plans called for 20 units for senior citizens. The new plans are for 24 units which would require more parking spaces. The Redevelopment Authority gave the two parking lots to the Brandywine Health and Housing Center on the plans for the 20 units to meet their parking requirements.

Mr. Disciullo stated that he would like the developer to explain the changes to the Authority members before he approves the resolution.

Mr. Givler stated that they added four more units to make the numbers work.

Mr. Phillips stated that he would like to have his questions answered before he votes to approve the resolution.

Mr. Disciullo made the motion to table the Resolution approval for the \$400,000 grant for the Brandywine Health and Housing Center; Mr. Phillips seconded the motion. Motion passed 3-2, Mr. Givler and Ms. Horton were the dissenting votes.

Receive 2005 Draft Audit

Mr. Disciullo made the motion to receive and make public the 2005 Audit for the Redevelopment Authority, Mr. Givler seconded the motion; Motion passed 5-0.

Mr. Givler announced that the 2005 Redevelopment Authority would be available to the public the following day. Ms. Ray asked for a copy of the audit for herself and fellow council members.

Signature Cards

Mr. Givler announced that due to staff changes there are only three members approved to sign checks. Mr. Disciullo made the motion to authorize members of the Redevelopment Authority and Finance Director Rick Dean to receive authorization to sign checks, Mr. Phillips seconded the motion; Motion passed 5-0..

Real Estate Firm

There was no discussion at this time

GoodWorks – 376 Fleetwood Street

There was no discussion at this time.

9. Next Meeting

Mr. Givler announced that the next regularly scheduled meeting of the RDA will take place on October 16, 2006.

10. Adjournment

There being no further business, Mr. Disciullo motioned to adjourn the meeting at 8:15pm; Mr. Campos seconded the motion. Motion passed 5-0.

Respectfully submitted,

Regina Horton
Secretary