

**Redevelopment Authority  
Regular Meeting  
October 16, 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, and Ernest Campos

Members Absent: Patrick Phillips and Regina Horton

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. Disciullo made a motion to approve the minutes of the October 2, 2006; Mr. Campos seconded the motion, and the motion passed 4-0.

**3. Citizens Concerns**

**Patsy Ray**

Ms. Ray inquired on all agenda items.

**Joe Hammerick**

Mr. Hammerick inquired as to who is responsible for the \$7 million dollar loan if the RDA could not make the payments. He asked if the taxpayers were responsible for payment. Mr. Givler replied yes, the loan falls back on to the City.

**4. Receive Accounts Payable**

Mr. Givler reported that the Operating Account payables up to October 2, 2006 totaled \$397.91. Mr. Givler motioned to approve the bills payable in the Operating Account, and Mr. Campos seconded the motion. The motion passed 3-0. The payables are as follows:

ADP	\$24.59
Daily Local News	\$52.88
First Advantage	\$87.13
Nextel Communications	\$83.05
PECO Energy	\$32.11
U-Comp	\$118.15
Total	\$397.91

**5. Presentations**

**Brandywine Health and Housing Center**

Ms. Sheehan thanked the RDA for selling the parking lots to them for the site. She apologized for the oversight throughout the planning process.

Mr. Weinstein reviewed the plans for the Brandywine Health and Housing Center. The first floor will be a Medical and Dental Center, the second and third floor will be senior housing and the fourth floor will be conference rooms. The senior housing is age and income restricted apartments; the age limit is 62 and older; and is based on 60% of their income.

Mrs. Cansler announced that the number of senior units has changed from 20 units to 24 units. The original units were reduced and a computer area with free internet access will be placed in a designated area for the seniors. There are 21 parking spaces provided behind Willy's

restaurant for use. Mrs. Cansler gave a brief overview of the services the Center will be providing for the seniors. There will be transportation thru Paratransit, the senior will be assisted to the senior center three times a week for meals, the center will partially pay for housekeeping costs and ChesPenn will provide monthly seminars.

Mr. Campos inquired on who will be the owner of the center. Mrs. Cansler replied that it will be in the ownership of the Coatesville Health Development Corporation. Ms. Sheehan stated that the General Partner is Brandywine Health and Housing and that they are responsible for the loan.

Ms. Scott inquired on how many employees are required. Mrs. Cansler replied that there will be 20-30 employees.

Mr. Givler made the motion to approve the resolution to serve as a conduit for \$400,000 in state funds to the Brandywine Health and Housing Center; Mr. Disciullo seconded the motion. Motion passed 3-0.

#### **Iacobucci Homes – LERTA District for Partial Tax Abatements**

Mr. Smith announced that Iacobucci Homes is interested in abandoning the TIF process and move forward with LERTA (Local Economic Revitalization Tax Act). The TIF districts would be frozen at the pre-development rate for 20 years. Under LERTA; the buyers of the first 250 homes would get a 50% tax abatement on their improvement assessment for five years. After five years the buyer would be responsible for 100 percent of their taxes. The LERTA will decrease the homebuyer qualifying income by \$8,000. Iacobucci will schedule the meeting with the taxing agencies City, School District and the County. No action was taken.

### **6. Old Business**

#### **Property Management Firms**

Mr. Givler made the motion to seek for a firm to manage the rentals properties in the aspect of lease, rental payments and or maintenance; Mr. Disciullo seconded the motion. Motion passed 3-0.

#### **Review status of 129-133 East Lincoln Highway**

There was no business at this time.

#### **Receive and consider Weston assistance with the Flats RFP**

Mr. Givler made the motion to table Weston Assistance with the Flats RFP; Mr. Disciullo seconded the motion. Motion passed 3-0.

### **7. New Business**

There was no new business at this time

### **8. Next Meeting**

Mr. Givler announced that the next regularly scheduled meeting of the RDA will take place on November 20, 2006

### **9. Adjournment**

There being no further business, Mr. Givler motioned to adjourn the meeting at 8:35 pm; Mr. Disciullo seconded the motion. Motion passed 3-0.

Respectfully submitted,

Regina Horton  
Secretary