

**Redevelopment Authority
Regular Meeting
March 19, 2007**

1. Call to Order

Mr. Givler convened the meeting at 6:50 pm in Council Chambers.

Present: Members: Paul Givler, Joe Disciullo and Richard Stonewall

Solicitor: Patrick O'Donnell

Staff: Harry Walker, Kirby Hudson, Rick Dean and Ruthann Russell

Absent: Member: Regina Horton, Ernest Campos

2. Receive and Approve Minutes

Mr. Disciullo made the motion to approve the minutes of February 20, 2007; Mr. Stonewall seconded the motion. Motion passed 3-0.

3. Accounts Payable through February 20, 2007

Mr. Givler made the motion to approve the following payables for the Operating Account per amendments:

CDWG	25.00
National Construction Rental	327.36
PECO Energy	116.87
Frank T. Kucera	500.00
Nextel Communications	41.51
Patrick O'Donnell, Esq.	546.25
Paul Kearney	109.25
Office Depot	29.69
Pennsylvania American Water	37.52
Worrell's Plumbing	164.36
Downtown Revival	2900.91
Total	4798.72

Mr. Stonewall seconded the motion and motion passed 3-0.

3. Presentations

There were no presentations at this time

4. Old Business

Radnor Property Group LLC, Update

Mr. Walker announced that staff met with Dave Yeager of Radnor Group, LLC. The staff is currently working with Dave Yeager regarding a list of conditions from the developer and the RDA Board. The developer must show proof of financials and submit a timeline for the project. The project must include retail and a super market. Mr. Walker stated that he is

currently searching for financial institutions to assist the developer with acquiring financial assistance.

Paul Chambers Update

Mr. Hudson announced that City Council has authorized the sale of property to CC enterprises. There is a small issue with City Gate Mission. Mr. Givler stated that Mr. Chambers, CC Enterprises and Mr. Crans, City Gate, have met and are working to come to a conclusion regarding the back of the City Gate building.

Real Estate Management Status

Mr. Hudson announced that he is awaiting proposals from a variety of firms for marketing, management, periodic assessment and lease renewals. Mr. O'Donnell announced that Goodworks has contacted him about the property located at 376 Fleetwood Street. Mr. Givler inquired on the status of 129-133 East Lincoln Highway. Mr. O'Donnell replied that he has not received a response back from the interested party regarding the agreement.

Riverwalk

Mr. Walker announced that the City received an additional \$250,000 grant for the Riverwalk through the Community Conservation Partnerships Program administered by the Department of Conservation and Natural Resources. Ms. Ray stated that the City received has received an extension on the \$1,000,000 grant for the Riverwalk.

5. New Business

G.O. Carlson – Fireworks

Mr. Givler announced that the City has requested the use of the site of the former G.O. Carlson site for the 8th Annual Fireworks. As required by the City's permit for fireworks display the City must have a letter of permission from the property owner. Mr. Disciullo made to motion to approve the usage of the former G.O. Carlson site for the 8th Annual City of Coatesville Fireworks on July 14, 2007; Mr. Stonewall seconded the motion. Motion passed 3-0.

Willow Financial Signatory Cards

Mr. Dean stated that new signatory cards are required for staff signatures. Mr. Givler replied that in the past it was the requirement of the authority for two members of the RDA or 1 member of the RDA and 1 staff member to be eligible to sign checks; two members of staff may not sign the checks. Mr. Disciullo stated that he would like to have at least 1 member of the RDA sign the checks. Mr. Givler made the motion to approve the signatories of payable checks to be one member of the RDA and one member of staff of two members of the RDA; Mr. Disciullo seconded the motion. Motion passed 3-0.

6. Citizens Comments on Agenda Items

Patsy Ray - Ms. Ray inquired when the next meeting with the Redevelopment Authority members and the City Council will be held. Mr. Givler replied that the meetings will be held quarterly. The next meeting will be in a couple months.

Jack Moody – Mr. Moody inquired on the status of the property located next to the Cultural Society. Mr. O'Donnell replied that he is awaiting a reply from the interested party. The interested party is currently in agreement with the Cultural Society.

Joe Disciullo – Mr. Disciullo inquired about the status of the old records building. Mr. O'Donnell replied that he has sent letters requested the ownership be transferred back to the Redevelopment Authority. Mr. Disciullo made the motion for Mr. O'Donnell to proceed with legal means to secure ownership of 204-206 East Lincoln Highway; Mr. Givler seconded the motion. Motion passed 3-0.

John Pawlowski – Mr. Pawlowski inquired if the plans for the Flats Site from Radnor Group were positive. Mr. Walker replied that the plans for the site were superior. Mr. Walker is highly impressed with the firm's proposal and wants to be involved for the whole ride. There is no reason to believe that the plans will not move forward, He felt that it is a good project and specifically general in their exclusionary rights. Mr. Pawlowski stated that is was a viable situation.

Jim Pitcherella – Mr. Pitcherella stated that he wished Mr. Campos were here for his next question. He stated that WCOJ Radio Show suggested that Mr. Campos was speaking on Patsyray.com. Mr. Pitcherella inquired if Mr. Campos was speaking as the spokesman for the RDA. Mr. Givler replied - No; as Chairman, I am the designated spokesperson for the RDA. Ms. Ray stated that anyone is able to speak on her website and that it is her own private site.

Mr. Disciullo made the motion to adjourn the meeting at 7:20 p.m.; Mr. Stonewall seconded the motion. Motion passed 3-0.

Respectfully Submitted,

Regina Horton
Secretary