

**Redevelopment Authority
Regular Meeting
April 16, 2007**

1. Call to Order

Mr. Givler convened the meeting at 6:36 pm in Council Chambers.

Present:Members: Paul Givler, Joe Disciullo, Regina Horton, Ernest Campos and Richard Stonewall
Solicitor: Patrick O'Donnell
Staff: Harry Walker, Kirby Hudson, Rick Dean and Ruthann Russell

2. Receive and Approve Minutes

Mr. Givler made the motion to approve the minutes of March 19, 2007; Mr. Disciullo seconded the motion. Motion passed 4-1-0. Mr. Campos abstained from the vote.

Mr. Givler announced that the Redevelopment Authority held an executive meeting on April 10, 2007 and April 16, 2007 to discuss legal, personnel and land acquisition matters.

3. Accounts Payable through April 16, 2007

Ms. Horton made the motion to approve the following payables for the Operating Account per amendments:

Buchart Horn, Inc.	210.00
City of Coatesville	315.00
Empire Services	40000.00
First Advantage	42.60
Frank T. Kucera	1000.00
National Construction Rental	327.36
Patrick O'Donnell, Esq.	3005.00
Paul Kearney	200.25
Pennsylvania American Water	23.64
Thane Martin	2500.00
Worrell's Plumbing	504.24
Total	48128.09

Mr. Disciullo amended the motion to approve the payables except Buchart Horn until a breakdown of expenses has been provided; Mr. Campos seconded the motion. Motion passed 5-0.

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. Mr. Walker announced that he is currently working with financial institutions to assist the developer with acquiring financial assistance. The pace of the development will move

up once financing is in place. The City will help to bring more resources to the project. The Chester County Economic Development Council has accepted to join the team.

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. The land for the Riverwalk is on Redevelopment Authority Property. The Riverwalk will be a joint project between the Redevelopment Authority and the City of Coatesville. Mr. Damalier Molina and Rob Barry are currently working on the RFP for the Riverwalk. The RFP will be posted on the website and advertised by the weeks end.

5. New Business

Empire – Church of the Trinity

Mr. Givler stated that the cross at the Church of the Trinity was discovered missing after the demolition of the Third Avenue properties. Mr. Givler suggested that the three entities involved in the matter meet to come to an agreement. The three entities regarding the matter are the Church of the Trinity, Chetty Builders and Empire. There was no action taken at this time.

129-133 East Lincoln Highway

Mr. O'Donnell announced that he has tried to contact New Vision regarding the 129-133 proposals with no avail. There has been no response or attempt from New Vision to negotiate. The original entities to submit Request for Proposal for the site were New Vision and Oliver Construction. Mr. Disciullo made the motion redirect staff contact Oliver Construction to negotiate their proposal; Mr. Stonewall seconded the motion. Motion passed 5-0.

6. Citizens Comments on Agenda Items

John Pawlowski – Mr. Pawlowski stated that the Brandywine Creek is a beautiful natural resource. He stated that most people do not even know what the Riverwalk is.

Patsy Ray – Ms. Ray inquired on the Downtown Revival properties on Main Street. She has noticed children hanging out the windows. She has been called regarding problems with the tenants in the buildings. Mr. O'Donnell announced that the Redevelopment Authority does not manage the residential part of the properties. The Redevelopment Authority only maintains and leases the Commercial aspect. Mr. Walker stated that he will have the Codes Department look into the problems.

Jack Burkholder, East Chestnut Street – Mr. Burkholder stated that the perception of Coatesville is worse than the reality of Coatesville. He suggested promoting affordable housing. He stated that there is a lack of affordable housing and no economic diversity in Coatesville. Mr. O'Donnell replied that the development of the Riverwalk could change the outlook of Coatesville overnight. Mr. O'Donnell announced that houses are selling in the Coatesville area in the range of \$200,000. Mr. Walker replied that Millview has opened the doors for Coatesville. Mr. Walker announced that Brandywine View will be an asset for the area. He suggested providing support to the Coatesville Area School District in providing LERTA (Local Economic Revitalization Tax Act) for the Brandywine view project. Mr. Givler stated that the LERTA replaces the TIF Program. The TIF was a 20 year program whereas the LERTA program is only 5 years.

Harry Sellers – Mr. Sellers is interested in starting a business in the City of Coatesville. He is currently a member of the CREATE Program. Mr. Sellers inquired on any property that is available for his business. Mr. Hudson replied that he has an open door policy for anyone interested in property in the City of Coatesville. He stated that if he is not in a meeting, he is available to meet at any time during the day.

John Pawlowski – Mr. Pawlowski stated that there is a decline in the pride of people of Coatesville. Mr. Pawlowski has seen little things that need to be fixed up such as the graffiti cleaned up, the broken fences need fixed, broken glass on buildings fixed and the trash picked up on properties. Mr. Pawlowski offered a donation of \$50 to rehire the artist to repair the mural on the side of the Coatesville Community Memorial Center. Ms. Horton replied that the Mr. Pawlowski would need to contact Art Partners regarding the mural. Mr. Pawlowski stated that he is a member of the Weed and Seed Program and it has been a real asset to the Community. Ms. Ray suggested a meeting with the District Judge to get people who are currently on community service to help clean up the community.

Richard Legree – Mr. Legree announced that the District court has people who are unable to pay their fines that could clean up the properties as community service. Mr. Legree inquired to the financial status of the Redevelopment Authority. If the Redevelopment Authority cannot pay its bills, then why have the RDA? Mr. Givler announced that the Redevelopment Authority is in debt;; but at this time are making their payments on their bills. Mr. Walker stated that the Redevelopment Authority has no funds for expansion and must sell the properties. It can still meet the daily obligations. Mr. Legree asked if the City of Coatesville will be responsible for the Redevelopment Authority debt. Mr. Walker replied that the Redevelopment Authority liability is the City liability.

Mr. Pawlowski made the statement that if the Redevelopment Authority did not purchase the Flats at the time that they did, that the Flats would probably never be developed. The money was not wasted on the purchase of the Flats from G.O. Carlson. The development from Radnor will give the City a boost.

Ms. Ray inquired on the status of 204-206 East Lincoln Highway. Mr. O'Donnell replied that the Redevelopment Authority has filed a lawsuit. Mr. Givler announced that the property owner has cancelled the insurance on the property.

Mr. Legree was under the impression that the flats would be developed at this point. He stated that the laborers are trained and ready to work. Mr. Walker stated there are provisions in all RDA Contracts that require hiring local residents before hiring people who do not live within City limits.

A former employee from Iacobucci Homes who was laid off from the Brandywine View asked about the status of the project. The Coatesville Area School district is the holding off on approving the LERTA for the project. The gentlemen asked if there is another level that the issue can be taken. Mr. Givler replied that it is in the hands of the school district.

Mr. Givler made the motion to adjourn the meeting at 7:30 p.m.; Mr. Disciullo seconded the motion. Motion passed 5-0.

Respectfully Submitted,

Regina Horton
Secretary