

**Redevelopment Authority
Regular Meeting
May 21, 2007**

1. Call to Order

Mr. Givler convened the meeting at 6:45 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. Disciullo made the motion to approve the minutes of April 16, 2007; Mrs. Horton seconded the motion. Motion passed 4-0. Mr. Stonewall was not present for the vote.

Mr. Givler announced that the Redevelopment Authority held an executive meeting on May 21, 2007 to discuss legal and personnel matters.

3. Accounts Payable through April 16, 2007

Mr. Givler made the motion to approve the following payables for the Operating Account;

Card Member Services	638.04
National Construction Rental	654.72
Nextel Communications	83.26
O'Donnell, Patrick C. Esquire	2502.00
PECO Energy	373.25
Pennsylvania American Water	594.47
Terminix Processing Center	95.40
Thane C. Martin CPA	1755.00
Yerkes Associates, Inc	624.38
Total	7320.52

Mr. Disciullo 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 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 have posted the RFP for the Riverwalk on the website and advertised in the Daily Local News. The RFP is for the design.

CC Enterprises

Mr. Walker announced CC Enterprises is moving forward with the land development process. Mr. Campos stated he is opposed to the way the project has moved forward.

376 Fleetwood Street - Goodworks

Mr. Disciullo made the motion to approve the Resolution authorizing the transfer of 376 Fleetwood Street to Goodworks, Inc; Ms. Horton seconded the motion. Motion passed 5-0. Mr. Campos asked if the property was purchased as part of the Train Station. Mr. Givler replied the property is at the other end of the street. The property obtained for the Train Station is 301 & 312 Fleetwood Street.

Brandywine Health and Housing

Mr. Levin, Regional Housing Legal Services, explained the RDA assisted the Brandywine Health and Housing Center by donating a parking lot on Chester Avenue and another property corner of East Lincoln Highway and Chester Avenue. Unfortunately the deeds for those properties contained a reverter which requires that the uses stay as described above. If the uses changes for any reason, the property automatically reverts to the City. PNC will not invest if this reverter remains. The USDA has not focused on this issue to date because its loan will not close until after construction completion but its regulations do not even allow use restrictions to be included in the lease. Mr. Campos asked what position the RDA would be on the mortgage line. Mr. Levin responded the RDA would be sixth in line. Ernie inquired about the amount of the mortgage. Mr. O'Donnell replied the amount is \$164,000.

Mr. Disciullo made the motion to authorize the language to change to mortgage for thirty years; Mr. Givler seconded the motion. Motion passed 4-0-1. Ms. Horton abstained from the vote.

129-133 East Lincoln Highway

There was no discussion on 129-133 East Lincoln Highway.

5. New Business

Property Management – Exit Elite Realty

Mr. Hudson introduced Mr. Ehman from Exit Elite Realty. Mr. Ehman is a resident of Coatesville and has submitted a proposal for the property management for the Redevelopment Authority. The responsibility of the firm is to collect rent; market vacant space; pay owners bills; recommend monthly review of property; and report operating income. In the initial first 45 days and the annual tasks are to review the property conditions, perform analysis of the market and recommend ways to increase and lower expenses. Mr. Dean asked Mr. Ehman to provide the RDA with a sample report. Mr. Campos replied this is a good idea. Mr. Disciullo asked Mr. Ehman to met with Mr. Hudson and provide him with the sample reports. He asked Mr. Hudson to bring the reports to the next RDA meeting. Mr. O'Donnell explained there is a due on sale clause for \$1500.00.

6. Citizens Comments on Agenda Items

Patsy Ray – Bantel Row

Ms. Ray asked the Authority why the joint council and RDA executive meeting was not held last month. Mr. Givler apologized for not having the meeting. Mr. Givler suggested City Council and RDA meet at the next executive meeting on June 18, 2007. Ms. Ray announced she has a

problem with selling properties for \$1.00. Ms. Ray asked why there is no treasurer's report. She asked how the accounts payable can be approved when there is no money. Mr. Givler replied the RDA is still paying their obligations. Ms. Ray feels that Paul Chambers issue has been discussed in previous sessions. He should get the property and let him to go where he needs to go and move on with his project. Ms. Ray inquired about the agreement with Tammy Cansler. There has been one agreement signed and now there are changes. Ms. Ray explained how letters were sent to the residents on Fleetwood street years ago for development of a train station. Ms. Ray inquired about the property management and was there any letter sent to other firms. Mr. Hudson replied that seven letters went out and the RDA only received one response. Ms. Ray asked why the RDA was discussing the Riverwalk since it is a City project. She said the RDA has no involvement in this project. Mr. Givler reminded Ms. Ray the Riverwalk will be placed on RDA Property and the City must obtain a right of way for the development.

Mr. Givler made the motion to adjourn the meeting at 8:00pm; Mr. Disciullo seconded the motion. Motion passed 5-0.

Respectfully Submitted,

Regina Horton
Secretary