

**Redevelopment Authority
Regular Meeting
June 18, 2007**

1. Call to Order

Mr. Givler convened the meeting at 6:43 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 May 21, 2007; Mr. Campos seconded the motion. Motion passed 5-0.

Mr. Givler announced that the Redevelopment Authority held an executive meeting on June 18, 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;

Downtown Revival	5739.23
Federal Express Corporation	18.70
National Construction Rental	327.36
Patrick O'Donnell Esquire	1797.50
PECO Energy	263.67
PAWC	212.24
Reserve Account	3.28
Worrell's Plumbing	630.87
Total	8992.85

Mr. Stonewall seconded the motion. Motion passed 5-0.

3. Presentations

Mr. Givler announced the three developers interested in designing the Riverwalk were presenting their proposal this evening. Mr. Givler welcomed City Council to the meeting.

Schoor Deplama – April Barkasi, Senior Project Manager, Lori Thompson and Jay DeFelicis

Ms. Barkasi announced the design of the initial phase of the City of Coatesville River Walk project is an important and exciting step in establishing the project within the community. The work at this phase of the project will be the showcase of the revitalization effort, establishing a guideline and setting expectations for the future efforts. The long range goal of the project is to attract businesses and private industry to enhance the community's economic viability and opportunity, and allow the community to identify with and support the reality of the revitalization efforts.

Ms. Thompson from the Grants Department explained how Schoor Depalma offers their municipal clients the valued service of our Grants Department as a courtesy throughout the life of the defined scope of a project. Our public sector clients enjoy the benefit of our experienced grant

writers for the application and full service administration of grant programs. During the initial weeks of the River Walk project, our local Grants Coordinator will meet with the City to establish and define those areas of assistance, including the administration of the project's current grants. As design of the project, the Grants Coordinator will seek additional opportunities for funding. For example, any work defined for pedestrian access may be eligible for Pennsylvania Department of Transportation (PennDot) Safe Routes to Schools Program funding. Our grants department will use its experience and knowledge about varied funding sources to assist the City of Coatesville identify, secure, and manage funding sources for the current and future phases of the project.

Ms. Barkasis explained how the "Flats" offer an amazing opportunity to the City of Coatesville to provide a wide range of activities from pedestrian linkage within this central corridor to a place for community activities relating to the Brandywine Creek. The Creek setting and historic aspects of the site provide the backdrop for educational and active areas of interest along a circular trail network. The design of the trail should incorporate the function of pedestrian and bicycle transportation, as well as places of rest to enjoy the tranquility and soothing nature of water, just moments away from the bustle of the urban area.

Mr. Givler inquired on the amount of land required. Mr. DeFlicis replied maybe 30 to 40 feet. Mr. Givler asked if the walk would go over Glencrest. Mr. DeFelicis replied yes. MR. Dean inquired on the total distance. Mr. DeFelicis estimated about a quarter mile. Ms. Barkasi stated a traffic feasibility study would be required to get access to the site and provide a safe way for pedestrians. Mrs. Smith Dowridge asked where the rail bridge is located. Mr. DeFelicis replied at the beginning of Lincoln Highway. Ms. Ray inquired on how long it would take to be done. Ms. Barkasi replied that as soon as Schoor Depalma is approved the company would start. As soon as possible on the project. The timeframe until completion is approximately one year. Mr. Campos inquired on how sure they felt about the financials. Ms. Barkasi replied that with regular communications with the Redevelopment Authority and the City of Coatesville she feels confident to stay within the budget. Mr. Givler asked how much vegetation will be cleared around the creek. Mr. DeFelicis replied about thirty percent. Ms. Miller inquired on the budget amount. Mr. Kirby replied it is unfair to announce the proposed amounts at this time. The approved group will need to be willing to mix and match with the Flats project. Mr. Schenk is concerned the project will be done before the Flats project and the Developer will be stuck with the Stormwater issues. Ms. Barkasi replied this will be conceptually looked at.

Louis Berger Group – Joseph Dietrich

Mr. Dietrich an East Fallowfield resident commented on how he has local knowledge and local presence. Mr. Dietrich explained how the Louis Berger understands that the essence of the Riverwalk project is economic development. It will be a catalyst to the development of the "Flats". Their team will work closely with the City staff and City Council to ensure that the River Walk will be sensitive to economic development issues. He announced that the Louis Berger team will help Coatesville dream about what can be... and transform what look like abandoned remnants of urban infrastructure into places to enjoy alone or with family, safely during both day and night. They will tread lightly on environmentally sensitive lands and will help the City provide safe access to natural resources. Their team is experienced at designing and overseeing construction of trail infrastructure at small scale, large scale, high visibility and urban locations. Louis Berger Group is experienced and skilled in all the little details that make a finished project finished.

Ms. Ray announced the project should be done by City workers not volunteers. Mrs. Smith Dowridge inquired if Louis Burger provided grant writers. Mr. Dietrich replied yes, it is part of the proposal. Mr. Pitcherella stated this can be a real magnet for the City and feels this will be bigger than what people think.

Buchart Horn, Inc. – Jack Moody, Steve Krug

Mr. Moody explained the projects within the City that have been completed or are in progress. The projects were/are Community Center; Railroad Parking Facility Study; Palmer Park; 3rd Avenue Streetscapes and the Rail Road Station Study. He commented on how Buchart Horn has an office in Coatesville. Buchart Horn understands Coatesville's regional impact. They developed the concept plan used to obtain \$1 million grant for the construction of the River Walk. They want to assist Coatesville in becoming a destination that fosters community, recreational activity and economic development. Their plan is to implement a concrete goal of practical means to a goal, sound engineering for safety and security and bioengineering or hard structures. The goals are resource interpretation; sense of place; create a destination; protection and preservation.

Ms. Ray asked the status of Palmer Park. Mr. Moody stated the design process has been completed. Ms. Ray stated the Park has not had any work done to it. Mr. Walker explained there has been movement on acquiring the equipment for the Park. Buchart Horn was only responsible for the design. Mr. Lorenzo Hudson inquired about the Rail Road tracks. Mr. Krug stated it will be 10 feet wide until the bridge and then 40 feet after the bridge. The walk will be significantly away from the railroad tracks. Mrs. Scott asked how good the realization of the project was. Mr. Krug stated the 3D format was used to receive grant monies.

Mr. Walker asked all Authority members to email any questions or concerns regarding the proposals to him and Rob Barry. He will take their concerns and questions to City Council.

4. Old Business

Property Management – Exit Elite Realty

Mr. Hudson explained he just received the printout from Exit Elite Realty and has not been able to review the changes. Mr. Disciullo made the motion to approve the execution of the service agreement with Exit Elite Realty upon review and revisions necessary by Mr. Walker, Mr. Hudson and Mr. Dean; Ms. Horton seconded the motion. Motion passed 5-0.

5. New Business

There was no new business at this time.

6. Citizens Comments on Agenda Items

There were no citizen comments.

Mr. Campos thanked the City Council for attending the Redevelopment Authority Meeting.

Mr. Disciullo made the motion to adjourn the meeting at 9:15 pm; Mr. Givler seconded the motion. Motion passed 5-0.

Respectfully Submitted,

Regina Horton
Secretary