

**Redevelopment Authority  
Regular Meeting  
October 15, 2007**

**1. Call to Order**

Mr. Givler convened the meeting at 6:35 pm in Council Chambers.

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

**2. Receive and Approve Minutes**

Ms. Givler made the motion to approve the minutes of August 20, 2007; Mr. Disciullo seconded the motion. Motion passed 4-0.

Mr. Givler announced that the Redevelopment Authority held an executive meeting on October 15, 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;

Patrick O'Donnell	2,372.50
PA UC Fund	1,520.71
PECO Energy	33.41
Worrell's Plumbing	2,012.80
National Construction	327.36
<u>Pennsylvania American Water</u>	<u>1,560.70</u>
Total	\$7,827.48

Mr. Disciullo seconded the motion. Motion passed 4-0.

**3. Presentations**

**Kevin Johnson – Fire Chief, City of Coatesville**

Mr. Johnson gave a brief overview of the fire that occurred at the G.O. Carlson Building. Chief Johnson announced there were four starting points of the fire. Chief Johnson asked for permission to train firefighters in the building. Mr. Stonewall asked if there were any vagrants in the building. Chief Johnson replied there are no signs of vagrancy. The Authority approved the usage of the building for Firefighter training.

**4. Old Business**

**129-133 East Lincoln Highway**

Mr. Walker announced that the Redevelopment has accepted a proposal to purchase 129-133 East Lincoln Highway. Mr. O'Donnell announced the Redevelopment Authority Board is in the process of a counter proposal. Mrs. Thomas explained that there are issues regarding the side of the building and the relocation of the vent. The Authority will review and discuss the proposal in a later meeting.

**5. New Business**

**Tom Ross – TIF Reimbursement Agreement**

Mr. O'Donnell explained the County agreed to participate in three tax increment projects within the City of Coatesville. The County has requested reimbursement agreements for the City of Coatesville Tax Increment Projects.

Mr. Disciullo made the motion to approve the reimbursement agreement that the Redevelopment Authority will reimburse the County for the implementation and annual administrative costs; Mr. Stonewall seconded the motion. Motion passed 4-0.

**6. Citizens Comments on Agenda Items**

John Pawlowski – 360 Madison Street

Mr. Pawlowski announced that the scene of the G.O. Carlson fire was flooded with fire apparatus. He stated due to diligence and efforts by the firefighters the fire was kept under control. Mr. Pawlowski asked where the money from the sale of the properties is assigned. Mr. Walker replied the City will receive the monies from the sale of City properties and the RDA will receive monies for the sale of the RDA properties. Mr. Pawlowski commented on the Cabinet company and the 204-206 East Lincoln Highway litigation.

Greg Zambaris – 565 Country Run Drive

Mr. Zambaris inquired about the agreement on the Flats. Mr. Givler stated Mr. Lamar would be speaking next about the proposed offer.

Penguin Real Estate – Frank Lamar

Mr. Lamar announced he has submitted an agreement for the Flats site. Mr. O'Donnell asked if it involved property on the South side such as G.O. Carlson building. Mr. Lamar replied yes. Mr. Walker announced the Redevelopment Authority has received four offers on the Flats. HE announced the Flats were purchase to spur revitalization. Mr. Lamar announced that Penguin Real Estate is ready to make payment seventy-five days after signing the agreement. This is a cash offer to the Redevelopment Authority. Mr. Walker suggested meeting with McNeil regarding the property and land development. Mr. Lamar agreed to meet with Radnor group to discuss land development. Mr. Campos asked how we move forward on this project. Mr. Disciullo stated the Authority needs to talk more on their thoughts of the project. Mr. Lamar asked that the Authority move in a timely manner.

Mr. Disciullo made the motion to adjourn the meeting at 7:30 pm; Mr. Campos seconded the motion. Motion passed 3-0.

Respectfully Submitted,

Regina Horton  
Secretary