

**Redevelopment Authority
Regular Meeting
December 17, 2007**

1. Call to Order

Mr. Givler convened the meeting at 6:30 pm in Council Chambers.

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

2. Receive and Approve Minutes

Mr. Disciullo made the motion to approve the minutes of November 19, 2007; Mrs. Horton seconded the motion. Motion passed 3-0.

Mr. Givler announced that the Redevelopment Authority held an executive meeting on December 17, 2007 to discuss legal and personnel matters.

3. Accounts Payable

Mrs. Horton made the motion to approve the following payables for the Operating Account upon verification all Berkheimer taxes are the Redevelopment Authority's;

Pennsylvania American Water	389.51
Berkheimer	20,667.56
PECO Energy	169.76
Richard Green Appliance	403.20
Con-Lyn Home Improvement	480.00
<u>Plumbing, Heating & Cooling</u>	<u>313.32</u>
Total	\$7,827.48

Mr. Disciullo seconded the motion. Motion passed 3-0.

3. Presentations

101 East Lincoln Highway

Mr. Khader Muhammed announced his plans to construct a nine story building at 101 East Lincoln Highway. The building will consist of two stories of retail and seven stories of office/commercial. Mrs. Horton asked if a proposal has been submitted. Mr. Walker stated at the last meeting. Mr. Muhammed announced the development would start within the next three years. Mr. O'Donnell asked if Mr. Muhammed was willing to grant the Authority the right to repurchase the property after thirty-six months if the development has not been started. Mr. O'Donnell asked if Mr. Muhammed would add a clause to state the fourth unit would be occupied within sixty days after the purchase date.

4. Old Business

101 East Lincoln Highway

Mr. Givler made the motion to approve the sale of 101 East Lincoln Highway subject to a three year reversion clause, present plans and cost estimate plans. Motion died due to a result of no second.

Trinity Church – Cross Replacement

Mr. Walker announced Reverend Crompton is preparing a release for the replacement of the cross on receipt of a payment of \$5,000 for damages.

Mr. Givler made the motion to approve the payment of \$5,000 for the cost of replacing the cross upon approval of the solicitor; Mr. Disciullo seconded the motion. Motion passed 3-0.

Empire Wrecking Settlement

Mr. Disciullo made the motion to authorize the payment of \$26,751.00 to Empire Wrecking for settlement; Mrs. Horton seconded the motion. Motion passed 3-0.

Flats, Penguin Industries, Inc.

Mr. Lamar announced Penguin Industries has an agreement in front of the Redevelopment Authority for the purchase of the Flats Site. Penguin is in receipt of the Weston Environmental study. The reversionary clause is difficult to work around. The offer is for \$2.3 million. They will contain the property better and work with the developers. Penguin has met with the Radnor Group. Radnor does not want to put any money up front. He announced that Penguin Industries will market the property as the owner. Mr. O'Donnell stated there are title exceptions. There will be a forty-five day due diligence. He understands the reversion is a tough issue but the Redevelopment Authority does not want to sell land and leave it as it is. The Redevelopment Authority needs a mechanism to make sure there is development. Mrs. Horton explained she has a strong concern on development. The RDA's vision has been for multi-use and they are inclined to do business with real offer dollars. She does not want to see another industrial site. She wants to see an uplift company that will bring positive into the community. Mr. O'Donnell asked that before the company submits a development plan to the Planning Commission to bring it in front of the RDA for input. Mr. Weiss announced that Penguin Industries may ask for an environmental extension for ACT 2 cleanup.

Mr. Disciullo made the motion to move forward with the sale of the Flats, G.O. Carlson and have Paul Givler and Regina Horton sign the agreement upon the approval of the Redevelopment Authority solicitor; Mrs. Horton seconded the motion. Motion Passed 3-0.

5. New Business

Receive an consider a motion to approve the 2008 Redevelopment Authority meeting dates

Mr. Disciullo made the motion to approve the 2008 meeting dates; Mrs. Horton seconded the motion. Motion passed 3-0.

Treasurer Resignation

Mr. Givler announced Ernest Campos has resigned as Treasurer for the Redevelopment Authority. He has only resigned as treasurer; he is still a member of the Redevelopment Authority.

6. Citizens Comments on Agenda Items

Patsy Ray

Ms. Ray asked why the RDA is responsible for the payment of the cross at Trinity Church. Mr. O'Donnell explained the cross was missing after the demolition of the buildings on Third Avenue. Empire Wrecking has subtracted money from their final application for the replacement of the cross. The RDA and Empire have split the cost of the payment for the replacement. Ms. Ray asked why Mr. Muhammed was turned down for the sale of the Lincoln Center by Chetty has a hole in the ground at Third Avenue and a street closed off. Mrs. Horton replied she felt the RDA did not receive enough information on the development. Mr. Disciullo stated he is waiting for the Hotel, Office development. He feels the property will be more of value when the hotel office project is completed. Ms Ray asked what happened to the \$7 million. She asked what

properties were acquired using the funds. She asked as a citizen where the money was spent. She stated she has made this request several times. The public has the right to know where the money was spent. The City is currently paying the bills for the RDA. She asked Mr. Givler for an answer. Mr. Givler did not respond.

Ellsworth Stokes

Mr. Stokes asked when the property located at 369 Mt. Pleasant street that was approved for sale to him will be available to go to settlement. Mr. Givler announced there were several emails to him regarding the property. Mr. Stokes replied he has not received any emails regarding the sale. Mr. Stokes asked if he was responsible for the transfer fees. Mr. Givler read the approval motion from the RDA that states Mr. Stokes is responsible for the fee of \$1900 for the property and the transfer fees. Mr. O'Donnell asked Mr. Stokes to contact Manito Title and the RDA will settle quickly on the property.

John Pawlowski – 360 Madison Street

Mr. Pawlowski stated Ms. Ray is entitled to the figures she has requested. He announced the Redevelopment Authority was set up and designed to make Coatesville a better place. He stated some people want to see Coatesville move forward and some are against it. There was negative publicity in 2005 stating the RDA members were “pay to play”. At the time, the City was looking at 700 million in improvements for the City. There is no vision today. He asked what has moved ahead since 2005. He stated Coatesville does not want to improve itself. He announced that the present and past RDA members deserve the credit for what happens down the road.

Mr. Muhammed stated the RDA asked for a schematic. He announced he will come back with a financial and outline of the project to the next meeting. Mrs. Horton asked for a proposal. Mr. Disciullo asked Mr. Muhammed to address the parking issue in his proposal. He stated the RDA has learned from their past proposals to not move forward until the parking issues have been addressed.

Mr. Givler made the motion to adjourn the meeting at 7:40 pm; Mr. Disciullo seconded the motion. Motion passed 4-0.

Respectfully Submitted,

Regina Horton
Secretary