

**Redevelopment Authority
Regular Meeting
February 20, 2007**

1. Call to Order

Mr. Givler convened the meeting at 7:00 pm in Council Chambers.

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

Absent: Solicitor: Patrick O'Donnell

Mr. Givler introduced and welcomed Richard Stonewall to the Redevelopment Authority.

Mr. Givler thanked Patrick Phillips for all his years of commitment to the Redevelopment Authority.

2. Receive and Approve Minutes

Mr. Givler made the motion to approve the minutes of January 16, 2007 with corrections; Mr. Disciullo seconded the motion. Motion passed 5-0.

3. Accounts Payable through February 20, 2007

Mr. Campos made the motion to approve the following payables for the Operating Account per amendments:

Buchart Horn	490.00
Nextel Communications	178.50
PECO Energy	164.82
Frank T. Kucera	1,550.00
Nextel Communications	83.00
Patrick O'Donnell, Esq.	2,531.25
Paul Kearney	218.50
PECO Energy	94.61
Terminix Processing Center	95.40
Weston Solutions	2,763.74
Total	8,169.82

Ms. Horton seconded the motion and motion passed 5-0.

3. Presentations

Mr. Givler asked if there were any presentations other than the scheduled presentation by Radnor Group.

Mr. Crans asked if the land next to the City Gate Mission has been sold for development. He stated that if the plans for the property go through that the back door of City Gate will be

blocked. If the back door is blocked off than if would if would a code issue. The back door is also the Fire Exit. If City Gate were to close down because of a code issue due to the safety of the occupants it could cause an impact on the City. Mr. Givler replied that he would contact Mr. Chamber and have him speak to Mr. Crans to discuss to the impact that the development may cause. Mr. Walker stated that before there is any development the plans must be approved by the Planning Commission and Zoning Hearing Board.

Mr. Terrance Jennings, Tan-Jent Development Company, LLC, announced that he was interested in the Flats Site. He has a proposed project plan called “The New Valley Forge Music Fair and Arts Center.” Mr. Jennings requested a meeting with the Authority to present his proposed project. Mr. Walker stated that staff would contact him to set up a meeting.

Rev. Baxter, Holy Trinity Church, stated that certain things are being done in their back yard without them knowing what’s going on. Mr. Baxter announced that he has been in City Hall several times to speak to a member of the Authority regarding his ideas for the Flats Site. He was told that a member of the Authority would contact him. At this time, he has not received a response from anyone. He stated that he would look into his records as to who he spoke to and will get back to the authority with the name of the individual that is not providing them with the information. Mr. Walker stated that staff was recently appointed and he will look into the matter.

Mr. Walker introduced David Hyman of Kleinbard, Bell and Brecker. Mr. Hyman gave a brief overview of their firm. Kleinbard, Bell and Brecker deal with large developers and examine multiple contractors and construction management.

Mr. Givler announced that there is a lengthy process for development. There was a RFQ (Request for Qualifications) advertised in May and once the developers were chosen according to their qualifications an RFP (Request for Proposal) was distributed to the developers chosen. After the RFP’s were reviewed the Authority met with the developers and discussed the projects in detail. At this time, Mr. Givler introduced Mr. David Yeager from Radnor Properties, LLC to introduce his proposed development for the Flats Site.

Mr. Yeager reviewed his development plans for the Flats Site. The strategy is to create a plan which embodies the objective of capitalizing on the inherent strengths of the Flats Site as an ultimate mixed use retail, office and residential community. In Phase 1 there will be a supermarket, market rate residential uses, a “waters edge” walking park and a festive plaza. There will be 50 townhouse units, 2 multi story buildings with 128 1-2 bedroom apartments and condominiums, 2 single story retail buildings and a 60,000 square foot supermarket. Mr. Disciullo made the motion for the staff to move forward with the negotiations with Radnor Properties, LLC; Ms. Horton seconded the motion. Motion passed 5-0.

Mr. Campos inquired on who reviewed the agreement. Mr. Givler replied that the staff and the solicitors review the agreements and then the final comes before the Authority for approval.

4. Old Business

There was no old business at this time.

5. New Business

736-738 Lumber Street

Ms. Russell announced that there have been several requests on purchasing the property located at 736 – 738 Lumber Street. Mr. Givler made the motion to place 736-738 Lumber Street out to bid; Mr. Disciullo seconded the motion. Motion passed 5-0.

6. Citizens Comments on Agenda Items

There were no citizen comments at this time.

Mr. Givler made the motion to adjourn the meeting at 8:15 p.m.; Mr. Disciullo seconded the motion and motion passed 5-0.

Respectfully Submitted,

Regina Horton
Secretary