

**Redevelopment Authority
Regular Meeting
June 16, 2008**

1. Call to Order

Mr. Disciullo convened the meeting at 6:45 pm in Council Chambers

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

Mr. Disciullo announced the Redevelopment Authority met in Executive Session earlier on June 16, 2008 at 5:30 pm for the purpose of discussing Real Estate and Litigation.

Mr. Disciullo announced Mr. Stonewall would not be in attendance at the meeting this evening. He has been hospitalized.

2. Receive and Approve Minutes

Ms. Horton made the motion to approve the Minutes for May 19, 2008; Mr. Colon seconded the motion. Motion passed 4-0.

3. Account Payable

Mr. Colon made the motion to approve the accounts payable outstanding debt of \$197,785 with the proceeds of the sale of \$129-133 East Lincoln Highway and the auction properties; Mr. Campos seconded the motion. Motion passed 4-0.

4. Presentation

Mr. Jesuele announced JED Development was interested in purchasing and developing 13.4 acres in the North Side of Lincoln Highway and the southern side of the elevated railroad tracks at the former G.O. Carlson site. The property will also include a 2.1 acre parcel on the southeast corner of Lincoln Highway and South Church Street. JED Development specializes in the development of neighborhood shopping centers that focus on convenience and grocery oriented shopping. The Shopping Center would consist of eight buildings of commercial/retail/restaurants. The buildings square footage would be (a) 14,600 sq feet; (b) 18,600 sq feet; (c) 10,000 sq feet; (d) 9,000 sq feet; (e) 20, sq feet, (f) 10,100 sq feet; (g) 8,000 sq. feet; (h) 7,200 sq feet. The total square footage of retail/restaurant/commercial space is 97,500 sq feet. Mr. Disciullo thanked Mr. Jesuele for his presentation. Mr. Jesuele asked the RDA for approval to move forward in developing the North Side of the Flats. Mr. Disciullo stated the RDA was unable to approve the development at this time.

5. New Business

a. Approval for the Sale of 115 North Third Avenue and 117 North Third Avenue by listing with an Agency

Mrs. Horton made the motion approving staff to move forward with acquiring an outside agency to list 115 North Third Avenue and 117 North Third Avenue for sale at the minimum of \$99,000; Mr. Campos seconded the motion. Motion passed 4-0.

b. Penn Crossing Condominium Association

Mr. O'Donnell announced the Redevelopment Authority has filed a judgment against the Penn Crossing Condominium Association for default on their loan of \$500,000.

6. **Citizens' Comments**

Patsy Ray

Ms. Ray voiced her concerns on the auction properties sold by the City and the Redevelopment Authority. The liens and the taxes were an issue. The City and the RDA should have done their homework prior to selling the properties. Mr. Disciullo and Mr. Hudson described the process of the sale of the properties at the auction. The interested parties who attended the auction were warned there may be liens and tax issues on the properties prior to purchasing. The City and RDA were in the process of clearing the liens on the properties.

John Pitcherella

Mr. Pitcherella inquired about the retail/ office space with residents above. Mr. Pitcherella stated the Exton Center is a ghost town at night. He would like to see the retail centers open at night on the Flats. There is a gold mine sitting on that property.

7. **Adjournment**

Mr. Campos made the motion to adjourn the meeting at 7:50 pm; Mrs. Horton seconded the motion. Motion passed 4-0.

Respectfully Submitted,

Regina Horton
Secretary