

**Redevelopment Authority  
Regular Meeting  
January 22, 2008**

**1. Call to Order**

Mr. Givler convened the meeting at 6:40 pm in Council Chambers.

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

**2. Receive and Approve Minutes**

Mr. Givler made the motion to approve the minutes of December 17, 2007; Mr. Stonewall seconded the motion. Motion passed 3-0.

Mr. Givler announced that the Redevelopment Authority held an executive meeting on January 22, 2008 to discuss legal and personnel matters.

**3. Accounts Payable**

Mr. Disciullo made the motion to approve the following payables; Mr. Stonewall seconded the motion. Motion passed 3-0.

Nextel	\$89.30
PAWC	\$278.07
PAWC	\$13.67
PAWC	\$2.08
Bruce Worrell	\$77.50
Bruce Worrell	\$323.00
Hancock Heating	\$135.00
Kirby Starkey Plumbing	\$300.00
Richard Greene	\$403.20
Con-Lyn	\$480.00
Harry Colon	\$1,100.00
Belfor Property	\$4,994.23
Exit Elite	\$1,324.30
Patrick O'Donnell	\$3,710.00
National Construction	\$327.36
Valley Township	\$38.34
Unemployment	\$77.17
PECO	\$81.93
PECO	\$174.29
PECO	\$187.63
PECO	\$124.30
US Plumbing & Heating	\$313.32
Downingtown Electrical Plumbing	\$466.00
City of Coatesville	\$315.00
<b>TOTAL</b>	<b>\$15,335.69</b>

4. **Presentations**

**LS Power Group**

Mr. Sobol announced LS Power Group is an independent power producer. The principal business is to develop, own, manage and invest in reliable and environmentally responsible generation assets throughout the United States. The goal is to develop, own, manage and operate independent power projects that are safe and environmentally responsible, provide cost effective and reliable power for their customers and have a positive effect on and support from the local community. The development philosophy is to collaborate with our customers, regulators and the community on important development decisions. The project overview is a natural gas fired combined cycle electric power generation facility. The electrical output of approximately 600 MW with power sold to wholesale customers. The primary water supply is planned to be effluent from the local wastewater treatment plant. The targeted construction start is 2010 and commercial operations in 2012. The benefit of the project is a total anticipated capital investment in excess of \$500 million. The construction impact will be hundreds of construction jobs during the 2-3 year period and the peak workforce estimated at approximately 800 workers. The long term impact is 25 permanent jobs in operations and maintenance. The amount offered for the Flats was \$10 million.

**C-Wave Solutions – 129-133 East Lincoln Highway**

Mr. Mohammed introduced Jeffrey Cruse. Mr. Jeffrey Cruse introduced C-Wave Solutions; LLC a Chester County real estate development partnership. He proposes to participate in the development of the Coatesville Arts Housing Project, a four-story, 30,000 square foot mixed-use structure on the site of the vacant lots located at 129 -133 E. Lincoln Highway. This project is designed to provide affordable housing opportunities to local artist, who qualify under the Low-Income Housing Tax Credit program. The structure will have one floor of retail/commercial space and three stories of apartments. The Coatesville Artist Housing Project will be owned and operated by the Coatesville Arts Partnership, LLC, a newly formed partnership of C-Wave Solutions, the Redevelopment Authority of the City of Coatesville, and a local Non-Profit Cultural Arts Organization. C-Wave Solutions will be the managing general partner. The principals of C-Wave Solutions are Khader Mohammad, a local real estate investor; Crystal Thomas, a Coatesville realtor and businesswoman; and, Jeffrey Cruse, an experienced Philadelphia-based developer.

The ground floor of the Coatesville Artist Housing Project contains approximately 5,300 gross square feet of retail/commercial space frontage on Lincoln Highway. It has approximately, 700 square feet of net rentable retail/commercial space. Floors two through four contain 24 one bedroom (ranging from 646 SF -777 SF) and two-bedroom apartments (936 SF), 8 units per floor. The building is located adjacent to the Coatesville Cultural Society.

Mr. Givler made the motion to enter into negotiations with C-Wave solutions for 129-133 East Lincoln Highway; Mr. Stonewall seconded the motion. Motion passed 3-0.

5. **Old Business**

**C-Wave Solutions – Lincoln Center Development Plan**

Mr. Jeffrey Cruse introduced CWave Solutions, LLC a Chester County real estate

development partnership. He proposes to develop the New Lincoln Center project, a ten-story, 130,000 sq foot mixed-use structure on the site of the existing building located at 101-111 East Lincoln Highway. This unique signature building supports the revitalization of downtown Coatesville by providing two floors of attractive retail/commercial space and eight stories of moderately priced apartments. The New Lincoln Center project is the vision of the partnership of Khader Mohammad, a local real estate investor; Crystal Thomas, a Coatesville realtor and businesswoman; and, Jeffrey Cruse, an experienced Philadelphia-based developer.

The project is divided into two phases. Phase 1 consists of the acquisition, limited renovation, and full occupancy of the existing Lincoln Center for a period of 12 to 24 months. During this phase, the developer will complete the planning and design of the new structure and secure the necessary financing. Phase 2 will begin with relocation of the tenants and demolition, followed by construction of the proposed New Lincoln Center.

Mr. Pulver announced the property was under agreement with Oliver Tyrone and Pulver Corporation.

Mr. Disciullo motioned to a table the discussion on the sale of the Lincoln Center upon further review of the documentation; Mr. Givler seconded the motion to table. Motion tabled 3-0.

**6. New Business**

**204-206 Lincoln Associates, L.P., Settlement Agreement**

Mr. O'Donnell read the settlement agreement and mutual general release between the Redevelopment Authority and 204-206 Lincoln Associates, L.P.

Mr. Disciullo made the motion to approve the settlement agreement and mutual general release between the Redevelopment Authority and 204-206 Lincoln Associates, L.P; Mr. Givler seconded the motion. Motion passed 3-0.

**7. Citizens Comments on Agenda Items**

John Pawlowski – 360 Madison Street

Mr. Pawlowski voiced his concerns about the power plant. He feels the power plant is a horrible idea. The sale can not only be for the money but for the betterment of the City.

Ed Scrivens

Mr. Scrivens announced that creativity will get the City out of the hole. There is nothing wrong with a Power Plant. The aesthetically displeasing can be fronted by a buffer.

Mr. Givler made the motion to adjourn the meeting at 9:05 pm; Mr. Disciullo seconded the motion. Motion passed 3-0.

Respectfully Submitted,

Regina Horton  
Secretary