

**Redevelopment Authority**  
**Regular Meeting**  
**April 21, 2008**

**1. Call to Order**

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

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

**2. Receive and Approve Minutes**

Mrs. Horton made the motion to approve the Minutes for March 17, 2008; Mr. Colon seconded the motion. Motion passed 5-0.

**3. Presentations**

**a. JED Development – Joe Jesuele and Brian Doe**

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. According to JED Development, grocery stores are market based. Therefore the market in a town dictates what needs to be built there. Jed Development stated that it is essential to attract a grocery store to the City of Coatesville as it would act as an anchor on the Flats. They're proposing a 15,000 to 30,000 sq foot store. They believe a Shop-Rite, SuperValue or Aldi with a second floor space to lease would do well in Coatesville. They're looking for a purchase agreement with the RDA to practice a 4-6 month due diligence. As part of the purchase agreement, JED Development would pay a non-refundable deposit to Coatesville. When asked if they had a development/concept plan, they did not have one readily available but stated that they could produce one within a week. Ideally JED Development wants to occupy the southern edge of the bridge on the Flats.

**b. Baker Homes, Inc. , Tim Smith, Ian Jones, Raymond Iacobucci**

Mr. Iacobucci provided a brief overview of Baker Homes. Mr. Smith announced Baker Homes is proposing to develop 112 Residential Units on the northern end of the Flats Site. The Concept plan shows 112 residential units on the northern side and 90,000 square feet of retail and restaurant space on the southern side of the Flats. The mixed use concept blends a compatible mixture of destination and service retail for the residential units. The object is to focus the restaurant and residential uses on the Riverwalk; utilize the high visibility Lincoln Highway frontage to attract quality retailers and to create a walkable residential community. The town homes range from 1,760 to 1,910 square feet. They have two bedrooms, individual entries and a one car garage for each unit. The goal for the retail and restaurant is to form a strategic partnership with the City and commercial developers to market the site; utilize the flexible site design and the Riverwalk focal point to attract quality tenants serving both the existing and new residents; encourage restaurant uses along the Riverwalk with outdoor dining space; and to attract complimentary service retail to support the needs of the City residents and enhance the

adjacent residential community. Baker Companies has 40 years of development experience. The acquisition and development is financed through cash balances, no construction debt. Mr. Jones described using the Riverfront location to attract restaurant tenants. Mr. Jones stated the commercial, residential and parking will be integrated into the Riverwalk. The successful integration of those three elements will provide the highest and best use of the property.

4. **New Business**

a. **Baker Residential**

Mr. Campos made the motion to have Mr. Walker and staff to continue dialogue with the Mr. Iacobucci, Mr. Mr. Jones and Mr. Smith from Iacobucci Homes, A Baker Company to set forth an agreement for approval; Mr. Colon seconded the motion. Motion passed 5-0.

b. **Community Builders, Downtown Revival**

Mr. Walker explained the Master Lease between the Redevelopment Authority of the City of Coatesville and the Community Builders, Inc. regarding Downtown Revival commercial properties. An agreement was presented by Community Builders for the Redevelopment Authority to apply the RDA's annual base rent to reduce the commercial rent receivable on Downtown Revivals general ledger and reduce the principal and interest balance of the note by \$35,385. The RDA will be responsible for the difference of no more than \$3,000.

Mr. Campos made the motion to authorize the payment of the net amount; Mrs. Horton seconded the motion. Motion passed 5-0.

c. **129-133 East Lincoln Highway**

Mrs. Horton made the motion to approve the agreement of Sale for the property located at 129-133 East Lincoln Highway to CWave Solutions subject to the addition of an addendum that CWave Solutions assume the RDA responsibilities when purchased; Mr. Stonewall seconded the motion. Motion passed 4-1-0. Mr. Campos was the dissenting vote.

5. **Citizens' Comments**

John Pawlowski-360 Madison Street

Mr. Pawlowski announced it is a historical night for Coatesville. He is proud of what he heard this evening.

Joe Hamerick

Mr. Hamerick announced he is happy about what he has heard this evening. He stated the environmental clean up can hinder the plans. The plans could go either way. Mr. Walker announced that Baker Homes has reviewed the environmental for the Flats.

Patsy Ray

Ms. Ray stated Council has not heard of JED Development. She asked for the information on JED Development and Baker Homes to be forwarded to City Council for review.

6. **Adjournment**

Mrs. Horton made the motion to adjourn the meeting at 8:07 pm; Mr. Colon seconded the motion. Motion passed 5-0.

Respectfully Submitted,

Regina Horton  
Secretary