

**Redevelopment Authority  
Regular Meeting  
July 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, 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 July 21, 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.

**2. Receive and Approve Minutes**

Mr. Colon made the motion to approve the Minutes for June 16, 2008; Mrs. Horton seconded the motion. Motion passed 4-0.

**3. Account Payable**

Mr. Campos made the motion to approve the accounts payable for \$604.38; Mr. Colon seconded the motion. Motion passed 4-0.

**4. Presentation**

**a. Mosaic Development Partners – Gregory Reaves, Leslie Smallwood-Lewis, James Burnett**

Mr. Reaves explained the Mosaic Development Partners develop small and large scale complex commercial and mixed-use real estate. They develop large-scale projects in urban and suburban locations primarily in Mid-Atlantic region to include: Pennsylvania, Southern New Jersey, Delaware and Maryland. They work with established developers, not-for-profit organizations and government entities to drive success.

Mrs. Smallwood-Lewis stated the Mosaic Development Partners proposed construction of more than 82,000 square feet of retail and office space on the southern half of a 26 acre site west of Route 82 and north of West Lincoln Highway known as the "Flats". Mosaic plans to partner with Iacobucci Homes on the development of the Flats. Mosaic is planning to put a shopping center featuring a supermarket, office space, restaurants and smaller retail outlets. The potential restaurant clients include Starbucks, IHOP, and the seafood restaurant Bottom of the Sea. The dining and small retail will front the Brandywine Creek Trail. Mrs., Smallwood-Lewis stated it is important to attract a supermarket such as Acme or Superfresh. These would attract people outside of Coatesville. Mosaic is working with Iacobucci on a unified design for the residential and retail sections of the Flats. The key feature is to make it aesthetically attractive, high quality dining, community services, outdoor seating and landscaping.

Mr. Tim Smith stated that Iacobucci Homes strategizing the Mosaic Group to mesh the projects together. Mr. Walker announced the next step is to develop a memorandum of understanding with Mosaic Group and Iacobucci Homes.

Mr. Disciullo made the motion to move forward with the joint venture between Iacobucci Homes and Mosaic Group contingent upon City Council approval; Mr. Campos seconded the motion. Motion passed 4-0.

**b. Financial Status Update – Rick Dean**

Mr. Dean reviewed the financial status of the Redevelopment Authority. The RDA is currently meeting their financial obligations. The RDA paid the City for the expenses accrued in 2007 in which the City covered the financial obligations of the RDA.

**5. New Business**

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

Mr. Disciullo made the motion to table the agreement for the exclusive right to sell 115 and 117 North Third Avenue; Mrs. Horton seconded the motion. Motion tabled 4-0.

**b. Greystone Letter**

Mr. Campos made the motion for staff to draft a letter of support for National Iron & Steel Museum project; Mrs. Horton seconded the motion. Motion passed 4-0.

**c. Tax Assessment**

Mr. Campos made the motion for Mr. O'Donnell to move forward with filing a tax reassessment of the 101-111 East Lincoln Highway, 301 Fleetwood Street and 312 Fleetwood Street; Mr. Colon seconded the motion. Motion passed 4-0.

**6. Citizens Comments**

Nancy Coates

Mrs. Coates of Mosaic had an ETA and what type of lease the renters will have to keep them from walking. Mr. Reeves stated for financial reasons there will be 10 year leases. Mrs. Coates asked of the community will have to help with matching the funds and what is the longevity of the land. Mrs. Smallwood-Lewis stated Mosaic is in it for the long haul.

Joe Jesuele – JED Development

Mr. Jesuele stated that even though Mosaic Group submitted a terrific proposal there is no full service grocery store interested in coming into Coatesville for the next 5 years. He has spoken to the grocery stores and they have no intentions in coming into Coatesville at this time. He stated the Mosaic Project will be successful but it will take a long time. The JED development project would start right away. Mrs. Horton stated the RDA and the community look at the positives. Mr. Disciullo stated the RDA is looking at what the community wants.

Patsy Ray

Ms. Ray feels the Mosaic proposal is better for the land and the community. She stated if we look at the positive we will get positive, if we look at the negative we will get negative.

John Pawlowski asked of the City would purchase the land from the Redevelopment Authority for the Coatesville parking strategy. He asked if the Iacobucci and Mosaic plans on the flats kill the proposal for the power plant on the flats. He stated the RDA has worked diligently on the development on the properties they own.

Joe Jesuele – JED Development

Mr. Jesuele asked if the commercial development is contingent on residential. Mr. Walker replied it must be complimentary. Mr. Jesuele asked at what point the RDA will look at other groups for the project.

7. **Adjournment**

Mrs. Horton made the motion to adjourn the meeting at 8:15 pm; Mr. Campos seconded the motion. Motion passed 4-0.

Respectfully Submitted,

Regina Horton  
Secretary