

**Redevelopment Authority
Regular Meeting
October 20, 2008**

1. Call to Order

Mr. Disciullo convened the meeting at 6:30 pm in Council Chambers

Present: Members: Joseph Disciullo, Harry Colon, Regina Horton, Richard Stonewall, and Jack Burkholder

Solicitor: Patrick O'Donnell

Staff: Harry Walker, Kirby Hudson, and Ruthann Mowday

Mr. Disciullo announced the Redevelopment Authority met in Executive Session earlier on September 15, 2008 and October 20, 2008 at 5:30 pm for the purpose of discussing Real Estate and Litigation.

2. Receive and Approve Minutes

Mr. Colon made the motion to approve the Minutes for October 20, 2008; Mrs. Horton seconded the motion. Motion passed 5-0.

3. Account Payable

Mrs. Horton made the motion to approve the accounts payable; Mr. Disciullo seconded the motion. Motion passed 5-0.

4. Presentation

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

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. Mrs. Smallwood-Lewis stated that Shoprite is interested but require a 60,000 square foot store. She announced Fresh Grocer is also interested in the site. Mr. Iacobucci announced his plans to build townhomes on the site northern portion.

Mrs. Smallwood-Lewis announced Mosaic Group has submitted an agreement for the Flats. The developers will not buy the site unless the City/RDA agrees to improve it. Mr. O'Donnell stated it would be impossible for the RDA to pay for some of the requests by the developers. Mr. Disciullo stated he thought the developers would purchase the site and then make the improvements themselves. Mrs. Smallwood-Lewis stated this is the first draft and realize there will be negotiations. Mrs. Smallwood-Lewis and Mr. Iacobucci stated the site is unable to be developed unless the City/RDA made a contribution to road construction and the environmental cleanup. Mr. Iacobucci stated there is a need for site improvements. Mrs. Smallwood-Lewis stated the intent is for Mosaic Group to purchase the entire Flats site and then give Iacobucci/Baker Homes the option to develop the northern portion.

Mr. Disciullo made the motion to move forward with the joint venture between Iacobucci Homes and Mosaic Group contingent upon City Council approval; Mr. Colon seconded the motion. Motion passed 5-0.

Mr. Colon suggested a workshop session with the Public to review the agreement.

5. **New Business**

a. **Approval for the Sale of 356 South 1st Avenue**

Mr. O'Donnell announced the property at 356 South 1st Avenue was a property auctioned on May 30, 2008. There has been no attempt for the buyer to purchase the property. The RDA and the title company have attempted to call the buyer via phone and mail. A settlement date was set in July and the buyer did not show.

Mr. Walker announced Ron Eckles has submitted an offer of \$12,000 for the property. Mrs. Horton asked if the RDA had the legal right to sell the property at this time. Mr. O'Donnell stated the agreement of sale has expired with the previous buyer. Mr. Colon stated the RDA should notify the previous buyer with the offered amount. Mr. Burkholder stated he is tired of the City/RDA giving property away.

Mrs. Horton made the motion to sell 356 South First Avenue to Ron Eckles for \$12,000; Mr. Stonewall seconded the motion. Motion passed 3-2. Mr. Colon and Mr. Burkholder were the dissenting votes.

6. **Citizens Comments**

Patsy Ray

Ms. Ray stated the City Tower apartments have been infested with Bed Bugs. The building is set to be exterminated. She asked the Redevelopment Authority for the use of the parking lot at 300 East Lincoln Highway for the five days of the extermination.

Mr. Colon made the motion to allow the residents of City Tower Apartments to park at 300 East Lincoln Highway while the building is being exterminated; Mrs. Horton seconded the motion. Motion passed 5-0.

John Pawlowski

Mr. Pawlowski asked if there was a change in the agreement with Mosaic/Iacobucci/Baker homes. Mr. O'Donnell stated the RDA and Mosaic will work on the agreement. Mr. Pawlowski asked if the RDA would be required to pay out a lot of money for the improvements. Mr. Disciullo stated the RDA is reviewing the agreement and are under no legal obligation at this time.

7. **Adjournment**

Mrs. Horton made the motion to adjourn the meeting at 8:15 pm; Mr. Stonewall seconded the motion. Motion passed 5-0.

Respectfully Submitted,

Regina Horton
Secretary