

**Redevelopment Authority
Regular Meeting
March 16, 2009**

1. Call to Order

Mr. Colon convened the meeting at 7:10 pm in Council Chambers

Present: Members: Harry Colon, Jack Burkholder, Jon Kasitz and Richard Stonewall

Absent: Members: Joseph Disciullo

Solicitor: Patrick O'Donnell

Staff: Harry Walker, Kirby Hudson and Ruthann Mowday

Mr. Colon announced Mr. Disciullo will not be in attendance this evening.

Mr. Colon announced the Redevelopment Authority met in Executive Session earlier on March 16, 2009 at 5:30 pm for the purpose of discussing Real Estate and Litigation.

Mr. Kasitz made the motion to add discussion on the agenda; Mr. Burkholder seconded the motion. Motion passed 4-0.

Mr. Kasitz made the motion to add discussion on exploring opportunities for Executive Director, Director of Operations and Administrative Assistant other than City employees; Mr. Colon seconded the motion. Motion passed 4-0.

2. Receive and Approve Minutes

Mr. Kasitz made the motion to approve the minutes for February 17, 2009 with corrections; Mr. Burkholder seconded the motion. Motion passed 4-0.

3. Account Payable

Mr. Burkholder made the motion to approve the accounts payable; Mr. Kasitz seconded the motion. Motion passed 4-0.

4. New Business

a. Riverwalk Easement Agreement

Mr. O'Donnell explained the Easement Agreement to the Authority members. The Riverwalk is paved path for pedestrian walking, jogging, biking and so forth. In addition, to the Grant of Easement is a landscape buffer of twenty (20) feet on the west side of the path. Also included is a landscape buffer on the east side of the path which varies in depth and is the area between the path and the West Branch of the Brandywine Creek. The grantee has the right of access to the buffer area for the purpose to maintain or enhance the buffer area, but also to use that area for the purpose of maintaining, rehabilitating, constructing or reconstructing the "Riverwalk". Should the Grantee decide

that the paving needs to be expanded, then it shall have the right to do so within the confines of the landscape buffers.

Mr. Kasitz made the motion to approve the Riverwalk Easement Agreement with corrections stated by Patrick O'Donnell; Mr. Stonewall seconded the motion. Motion passed 4-0.

b. 2007 Audit Agreement – Briggs, Bunting and Dougherty

Mr. Burkholder made the motion to approve Briggs, Bunting and Dougherty to complete the 2007 Redevelopment Authority Audit; Mr. Kasitz seconded the motion. Motion passed 4-0.

c. Add Vice Chairman, Harry Colon, as signatory for the Redevelopment Authority payables

Mr. Kasitz made the motion to add Mr. Harry Colon, Vice Chairman as a signatory for the Redevelopment Authority Payables; Mr. Stonewall seconded the motion. Motion passed 4-0.

d. Explore separating the Redevelopment Authority Management from City Management

Mr. Colon asked the Redevelopment Authority to explore the options in separating the Redevelopment Authority Management from the City Management. Mr. O'Donnell explained the pros and cons of separating the Redevelopment Authority from the City. Mr. Janssen inquired about the same issue when the Authority was developed. Mr. O'Donnell said in big cities the RDA has its own director and staff. The question is of the City is big enough and the RDA is financially stable to have its own staff. Mr. Colon suggested consulting with a marketing incentive together for commission of development. It will provide another set of eyes for the marketing and development. The City Manager has enough to do running the City. Mr. Colon suggested the consultant could be hired and paid \$1,000 a month plus commission on the sale of RDA land. Mr. Hudson stated the RDA does not own that much land that has not been earmarked for development. Mr. Walker stated the RDA was formed because it is permitted to sell off property with restrictions on the development. Mr. O'Donnell asked if the person would be fulltime or part time. Mr. O'Donnell suggested more time for the exact wording for a motion. Mr. O'Donnell suggested further discussion to be held at the next executive meeting.

e. Approve Harry Walker and Kirby Hudson to signed the March 2009 accounts payables

Mr. Kasitz made the motion to approve Harry Walker and Kirby Hudson to sign the approved March 2009 payable in the absence of Joseph Disciullo; Mr. Stonewall seconded the motion. Motion passed 4-0.

5. **Citizens Comments**

John Pawlowski – 360 Madison Street

Mr. Pawlowski stated he is upset that it has taken ten years to get the point of the Riverwalk Easement. He suggested the store fronts to be set up as facades. He offered to clean the old record building. Mr. Pawlowski asked RDA to board up the two windows at the G.O. Carlson Building. Mr. Colon and Mr. Kasitz offered to board up the windows. Mr. Walker stated the City's Public Works Department would board up the windows. Mr. Walker suggested using the empty store front windows into art galleries.

Mike Zamecke

Mr. Zameck stated there has been no development in Coatesville. The City will be a ghost town. He asked "Where is the Development?"

6. **Adjournment**

Mr. Kasitz made the motion to adjourn the meeting at 8:10 pm; Mr. Stonewall seconded the motion. Motion passed 4-0.

Respectfully Submitted,

Jack Burkholder
Secretary