

**Redevelopment Authority  
Special Meeting  
April 27, 2009**

**1. Call to Order**

Mr. Disciullo convened the meeting at 6:00 pm in Council Chambers

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

Solicitor: Patrick O'Donnell

Staff: Harry Walker, Kirby Hudson

**2. Presentation**

**a. Chetty Builders**

Mr. Chetty announced his revised plan for the Riverview Town homes on the North Flats Site. The property will consist of 97 +/- Town homes on the Flats site adjacent to East Glencrest Road. Mr. Chetty announced the guarantee was changed stating the builder will guarantee a minimum proposed payment of \$1,792,575, if the count (97) of the town homes does not decrease, to the City of Coatesville, provided site improvement costs do not exceed \$2,425,000. If the City obtains any grants pertaining to the site, they can retain any and all proceeds from said grants in excess of Chetty Builders cost overruns.

Mr. Chetty suggested someone be appointed right now to grants underway. Coatesville must waive all city real estate taxes "Tax Abatement" for a period of five (5) years from the date of the first Unit settlement for all buyers of the new townhomes.

Mr. Chetty asked the City to adjust Transfer and Income taxes to be compatible with the Valley Township. The properties in Coatesville will be harder to sell when Valley Township taxes are less.

Mr. Chetty the City hire a Site Engineer for FEMA re-mapping analysis and create a new establishment to negate the current flood plain zone. Mr. Walker announced the RDA is currently reviewing proposals for the Flats cleanup plan. Mr. O'Donnell questioned the position of changing the taxes. He felt the City can not change the tax to a different transfer tax for the development. This piece may not be possible for the development.

Mr. O'Donnell questioned the financing. If the Chetty Builders could not deliver with the project, the bank would own the property. The bank will take the property and the RDA will not have any land. The RDA will lose the land and any income from the sales of the townhomes. Mr. Chetty announced the RDA would receive monies at settlement for each property. Mr. Chetty

announced Ryan Homes is currently their only competition. Mr. Chetty announced the beginning of site work is to begin within the next three months.

Mr. Disciullo asked if financing would be an issue on this site due to the economy. Mr. Chetty replied he has been approved for financing on this plan. Mr. Chetty stated Brownfield grants can not be applied for until a plan is in place. The City can now apply for the Brownfield grant since there is now a plan in place.

Mr. Kasitz inquired about the placement of the buildings and the Riverwalk. Mr. Chetty stated the front of the buildings will be facing the Riverwalk trail. The garages will be facing the street. Mr. Kasitz asked about people placing junk, trash cans etc in the back yard. Mr. Chetty stated there will be a homeowners association with strict rules. Mr. Hudson asked if fencing will be placed in the yards to keep people from the Riverwalk from walking on them. Mr. Chetty stated it would take away from the essence of the Riverwalk trail for the homeowner. Mr. Kasitz asked if the Homeowners Association is responsible for the roads. Mr. Chetty stated the roads are City roads once they are dedicated. Mr. Walker stated the City is responsible for the care of the Riverwalk. The Homeowners Association is responsible for their own grounds.

Mr. O'Donnell asked if Chetty could purchase six lot and build on those lots and then acquire more lots. Mr. Chetty stated that would complicate the funding for the project.

Mr. O'Donnell inquired if the RDA Board approves the plan "what is Chetty Builders next step?" There is the issue of taxes which is a big step. Mr. O'Donnell stated City Council must approve the plan. It must be more than a sketch plan. The development must be in the Redevelopment plan. Mr. Chetty must acquire Valley Township approval. Mr. Chetty stated he will attend the next Valley meeting to acquire approvals. Mr. O'Donnell stated the City Council and RDA must approve the agreement.

Ms. Ray suggested a joint meeting with Chetty Builders to discuss the development.

Mr. O'Donnell suggested Chetty Builders meet with City Council to discuss the tax issues.

Mr. Burkholder asked if Mr. Chetty has met with Valley Township to discuss the plans. He suggested meeting with Valley Township prior to the next meeting. Mr. Chetty stated he has worked with Valley Township before regarding East Glencrest Road.

3. **New Business**

a. **Receive and consider approval of proposal from Chetty Builders regarding the North Flats**

Mr. Colon suggested tabling the motion to discuss and resolve settlement issues, tax issues, and the City Council tax issues.

Mr. Disciullo made the motion to approve to proceed further with Chetty Builders proposal contingent upon approval from Valley Township and City Council; Mr. Burkholder seconded the motion. Motion passed 4-1. Mr. Colon was the dissenting vote.

4. **Citizens Comments**

John Pawlowski

Mr. Pawlowski stated he is happy to see movement on the Flats. Mr. Pawlowski stated he contacted Mr. McNeil and asked him if we would be interested in submitting a proposal for the Flats. Mr. McNeil said he is not interested in the Flats at this time and would not be changing his mind soon.

Patsy Ray

Ms. Ray stated she does not have a problem with Chetty Builders development on the Flats. She stated she is willing to vote for the development if he going to do something and not have another hole in the ground in the City. Ms. Ray stated that Mr. Chetty will have a hard time getting his plan to move forward with City Council.

Mr. Disciullo announced the next RDA meeting will be held on May 18, 2009 at 7:00 pm.

5. **Adjournment**

Mr. Disciullo made the motion to adjourn the meeting at 7:20 pm; Mr. Kasitz seconded the motion. Motion passed 5-0.

Respectfully Submitted,

Jack Burkholder  
Secretary