

**Redevelopment Authority
Regular Meeting
June 15, 2009**

1. Call to Order

Mr. Disciullo convened the meeting at 7:00 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 and Ruthann Mowday

Mr. Disciullo announced the Redevelopment Authority met in Executive Session earlier on May 18, 2009 at 5:30 pm for the purpose of discussing Real Estate and Litigation.

2. Receive and Approve Minutes

Mr. Kasitz made the motion to approve the minutes for May 18, 2009; Mr. Burkholder seconded the motion. Motion passed 5-0.

3. Account Payable

Mr. Colon made the motion to approve the accounts payable; Mr. Burkholder seconded the motion. Motion passed 5-0.

4. Presentation

a. Shelter Group, LLC – Jeff Paxson

Mr. Paxson announced Shelter Development, LLC offered to purchase the a parcel of land consisting of three +/- located on Lincoln Highway in Coatesville. The purchase price for the property is \$500,000 with a \$25,000 deposit. Mr. Paxson proposed the development of 75 units of affordable senior housing. Shelter Group would require a variance on parking.

Mr. Kasitz asked what makes Coatesville so interesting. Mr. Paxson stated an initial study showed aging and elderly in the City and a grocery store across the street. Coatesville is a distressed municipality. Mr. Disciullo voiced his concerns about the earned income tax. The senior center would not generate the earned income taxes. Mr. Paxson stated the development would add to curb appeal. Shelter Development would like to be a part of the redevelopment plan. Mr. Burkholder asked for a revenue projection for the City after the development. Mr. Disciullo asked for more information on the taxes. Mr. Walker proposed commercial on the first floor and residential on the remaining floors. Mr. Paxson stated he would provide the RDA with the tax information requested by the board.

5. **New Business**

- a. Receive and consider a proposal from CMX for professional services associated with the application to the Federal Emergency Management Agency for Floodplain delineation amendment

The item was tabled

- b. Receive and consider a motion to authorize Brandywine Conservancy to enter property along the Brandywine Creek, with the intent to design and/or install Conservation Practices for the purpose of improving water quality

Mr. Molina explained the landowner letter of commitment from Brandywine Conservancy.

Mr. Disciullo made the motion to authorize Brandywine Conservancy to enter property along the Brandywine Creek, with the intent to design and/or install Conservation Practices for the purpose of improving water quality; Mr. Colon seconded the motion. Motion passed 5-0.

- c. **Receive and consider City of Coatesville request usage of the property known as the “Flats” for the Fireworks display on July 11, 2009**

Mr. Kasitz made the motion to approve City of Coatesville usage of the property known as the “Flats” for the fireworks display on July 11, 2009; Mr. Colon seconded the motion. Motion passed 5-0.

- d. **Receive and consider approval 2009 budget**

Mr. Kasitz made the motion to approve the 2009 Redevelopment Authority Budget; Mr. Colon seconded the motion. Motion passed 5-0.

6. **Citizens Comments**

Patsy Ray

Ms. Ray asked the Redevelopment Authority to clean the trash off their properties. People have complained about properties above the commercial properties in town. Ms. Ray asked when the City and public can see the RDA budget. Ms. Ray asked how the RDA can be in the black when they have the loan. Ms. Ray asked for the senior housing be 55 and older not 62 and older. Ms. Ray wished all fathers a Happy Fathers Day.

7. **Adjournment**

Mr. Disciullo made the motion to adjourn the meeting at 8:30 pm; Mr. Colon seconded the motion. Motion passed 5-0.

Respectfully Submitted,

Jack Burkholder
Secretary