

**Redevelopment Authority
Regular Meeting
December 21, 2009**

1. Call to Order

Mr. Disciullo convened the meeting at 7:00 p.m. in Council Chambers and led the salute to the flag.

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

Staff Present: Harry Walker, Stacy Bjorhus, Ruthann Mowday, Patrick O'Donnell

Mr. Disciullo announced that the RDA held executive session on December 21, 2009 prior to the meeting.

2. Approval of Minutes

Mr. Kasitz made a motion to approve the minutes of November 16, 2009; Mr. Burkholder seconded the motion. Motion passed 5-0.

3. Receive Accounts Payable

Mr. Kasitz motioned to approve the bills payable in the Operating Account in the amount of \$25,228.24, and Mr. Stonewall seconded the motion. Motion passed 5-0. The payables are as follows:

National Construction	\$327.36
PECO Energy	\$442.38
Pennsylvania American Water	\$604.01
Stacy Bjorhus	\$852.90
Kirby Hudson	\$858.98
Ruthann Mowday	\$551.38
Harry Walker	\$1,156.27
Bull Dog Construction	\$8,975.00
CMX	\$630.00
Patrick O'Donnell	\$2,693.75
PECO Energy	\$549.19
Tax Claim Bureau	\$5,087.02
CMX	\$2,500.00
Total	\$25,228.24

4. Presentation

There was no presentation at this time.

5. New Business

a. Receive and consider approval of the 2010 Redevelopment Authority Meeting Schedule

Mr. Colon made the motion to approve the 2010 Redevelopment Authority Meeting schedule; Mr. Burkholder seconded the motion. Motion passed 5-0.

6. Old Business

a. Receive and consider a motion to approve the Agreement of Sale between the Redevelopment Authority and the North Flats, L.P.

Mr. Disciullo explained four out of five members of the Redevelopment Authority were under the impression the agreement to approve the Agreement of Sale between the Redevelopment Authority and the North Flats, L.P. pending Mr. O'Donnell's review in the November meeting. Mr. Disciullo explained the tax abatement would have to be approved by City Council. The Redevelopment Authority has no authority to approve the

abatement. Mr. Colon asked for the agreement to be changed from five years to three years. Mr. Disciullo stated Chetty Builders is required to start within six months following land development approval. Mr. Colon stated the Redevelopment Authority has not acquired the land development approvals. The topography and floodplain study has not been completed. Mr. Disciullo stated the topography has been completed. The floodplain study should be completed within 150 days. Mr. Walker stated all costs are regarding the Flats site and are not projects specific. Mr. Colon asked why Mosaic Development Partners can state an amount of payment and Chetty Builders cannot. Mr. Walker replied there are two different strategic plans. The Mosaic development is different than the Chetty development.

Mr. Kastiz made the motion to approve the Agreement of Sale between the Redevelopment Authority and the North Flats, L.P as written; Mr. Burkholder seconded the motion. Motion passed 4-1. Mr. Colon was the dissenting vote.

7. Citizens Comments

John Pawlowski – 360 Madison

Mr. Pawlowski thanked everyone for their service to the City. Mr. Pawlowski asked if Mr. McNeil had submitted a Redevelopment Plan would he have been approved. Mr. O'Donnell explained the procedure of selling land and the requirement by the Redevelopment Authority to acquire a Redevelopment Plan. Mr. Pawlowski wished everyone a Merry Christmas and a Happy New Year.

Mr. Walker announced Ms. Ray called and regretfully was unable to attend the meeting. She wished everyone a Merry Christmas and a Happy New Year.

8. Next Meeting

Mr. Disciullo announced that the next regularly scheduled meeting of the RDA will take place on January 19, 2010.

9. Adjournment

There being no further business, Mr. Disciullo motioned to adjourn the meeting at 7:25 pm; Mr. Colon seconded the motion. Motion passed 5-0.

Respectfully submitted,

Jack Burkholder
Secretary