

REDEVELOPMENT AUTHORITY MEETING
OCTOBER 6, 2010
7:00 PM

Mr. Disciullo convened the meeting at 7:10 pm in Council Chambers and led the salute to the flag.

Members Present: Joseph Disciullo, Jack Burkholder, Jon Kasitz
Staff present: Wayne Reed, Rob Barry, Kirby Hudson, Ruthann Mowday

Mr. Disciullo announced this is a duly advertised special meeting of the Redevelopment Authority of the City of Coatesville

Mr. Disciullo announced Mr. Baker and Mr. Colon would not be in attendance.

Additions, Deletions, or Modifications to the Agenda

Mr. Disciullo made a motion to delete 209 East Lincoln Highway Lease from the agenda and add emergency repairs for 312 Fleetwood Street; Mr. Burkholder seconded the motion. Motion passed 3-0.

Citizens Comments – Agenda Items Only

John Pawlowski - Resident

Mr. Pawlowski stated he wholeheartedly as a citizen of the City of Coatesville endorses and approves the Velodrome. It will force that part of Coatesville to improve itself and the downtown to improve itself. He asked the RDA to go along with it. It will be a good thing for Coatesville.

Jim Pitcherella – Resident

Mr. Pitcherella endorsed what Mr. Pawlowski said. The Velodrome will receive a lot of support from the community. Coatesville may someday have an Olympic Champion Bicyclist.

Marie Hess - Resident

Ms. Hess stated she is on support of the Velodrome. The Velodrome is positive for the City. We need to bring positive into the City. We need something for the youth to look forward too.

Lori Root – Non-resident

Ms. Root stated her support for the Velodrome. This is something other than basketball and will help bring business in the community. There will be diverse people from all over to spend money.

Khadijah Alamin – Resident

Ms. Alamin stated she is in support of the Velodrome. It will be good for the children, town and the community.

Mr. Burkholder made the motion to close citizen hearings on agenda items; Mr. Kasitz seconded the motion. Motion passed 3-0

New Business

- 1. Consider Lease Approvals**
 - a. Emergency Repairs at 312 Fleetwood Street**

Mr. Disciullo announced the property located at 312 Fleetwood Street is in need of emergency repairs due to a fire. The Fire Chief has provided the RDA with a list of repairs for the property. The RDA members and staff toured the property on Saturday. Mr. Disciullo asked to table the matter until all members are present. Mr. Disciullo stated he would contact the Fire Chief for an extension on the time for the repairs. Mr. Kasitz asked if Comfort Care was in negotiations to move to another location within the City. Mr. Kasitz asked a member of staff to contact Comfort Care and discuss whether they are moving from that location. Mr. Barry explained an emergency came up this afternoon. The electric in the common hallway and stairway for the apartments above comfort care is out.

Mr. Disciullo made a motion to table the vote for the emergency repairs at the 312 Fleetwood Street property, but move forward with the emergency electrical repair for the stairway and hallway of the apartments; Mr. Kasitz seconded the motion. Motion passed 3-0.

Mr. Disciullo made a motion to approve staff to authorize repairs up to the amount of \$2,000 for emergency purposes; Mr. Kasitz seconded the motion. Motion passed 3-0.

Mr. Burkholder asked Ms. Mowday to provide members with the previous authorization from the minutes for repairs at the next meeting.

b. National Velodrome Center LLP, Purchase Option Agreement

Mr. O'Donnell announced the National Velodrome Center LLP, has submitted a purchase option agreement. The agreement hereby authorizes the Velodrome an option to purchase the property at a mutually agreeable purchase price. The purchase option may only be exercised by the Velodrome delivering written notice to the Authority of its intention the purchase option or exercise option on or before ninety days following the date of the agreement. The Purchase option (Exercise Option) shall include a draft agreement of sale. The agreement of sale shall be at a mutually acceptable purchase price. In the event the Veledrome fails to timely exercise the purchase option in the manner required under the agreement, or in the event both parties unable to agree upon a mutual purchase price or other mutual agreeable contingencies, the purchase option shall automatically terminate at the end of the exercise period of ninety days.

Mr. Jordan the attorney for the Veledrome development thanked everyone for their support. The next phase it to get started on the comprehensive agreement. Mr. Kasitz asked for an update on the status. Mr. Chanuer explained they are working with architecture to determine how far to go down in the ground or to put on a slab. The object is to get a similar building to fit in the community. He was excited about the possibility of the project moving forward. Mr. Wood explained the preliminary plan is shifting gears with the working water and rock. The use of the dirt will help to build up the base and raise the building up. The building will be reminiscent of the steel mill era and they will build the infrastructure inside the capsule. Mr. Chanuer stated there has been a lot of buzz about the Velodrome inside the bicycling

community. It is important to move quickly and designate as a National Training Center. They do not want a false start in the bicycling community.

Mr. Burkholder asked why the original drawings did not show all of the flats but the new ones include all the area. Mr. Wood explained that they are also interested in the parking lot where the buses are. Mr. Reed asked if BMX is part of the plan. Mr. Chauner explained that it may be part of the plan. Mr. Kasitz asked if they have met with other communities. Mr. Chauner replied yes. Mr. O'Donnell explained there is a lot of work to be done. Mr. Reed stated the plan is to have the agreement in place to bring in front of Council Monday night. Mr. O'Donnell explained the agreement can be signed tomorrow if approved by the RDA. Mr. Kasitz stated this is a good faith agreement.

Mr. Kasitz made a motion to authorize the Chairman to sign the Purchase Option Agreement per the revisions by the Solicitors; Mr. Burkholder seconded the motion. Motion passed 3-0.

Citizens Comments – Non-Agenda Items

Arthur Morton – Blue Sky International

Mr. Morton brought to the RDA a business venture from Blue Sky International. Mr. Morton explained Blue Sky was formed for the purpose of converting environmentally and aesthetically undesirable waste streams into environmentally safe and economically profitable products. BSI has developed a proprietary process that uses slag by product as the raw material in creating proppants. Proppants are a vital material used by the oil and gas industry during an extraction process known as hydraulic fracturing. The slag would be provided from the Steel Mill. He stated the offer for the property located on the North Flats was \$1 million and \$100,000 for the property located at East Lincoln Highway and Church Street.

John Pawlowski – Resident

Mr. Pawlowski stated Blue Sky does not belong in Coatesville. The City deserves something better than that in the Flats. Coatesville is not that hard up for jobs. The area has become prime area. 84 Lumber wanted the area and was turned down by the RDA. Mr. Pawlowski stated he led the march against the power plant.

Jim Pitcherella – Resident

Mr. Pitcherella stated he heard them say it has to go somewhere. It should not be in Coatesville.

Marie Hess – Resident

Ms. Hess stated the City does not need another company like this. Mittel is tearing down some of their building. The chemical in the air will provide poor air quality. We need quality of life in Coatesville. The citizens are not for sale.

Khadijah Alamin

Ms. Alamin stated she agrees with everyone. The City is not for sale. The plant will not go hand in hand with the Velodrome. In the long run the Velodrome would be better for Coatesville. Do not want Blue Sky in Coatesville.

Laurie Root – Non resident

Ms. Root stated she is helping to clean up the community. Why clean up the Community if there is air pollution. The plan would ruin the eco system. The Velodrome encourages better health.

Mr. Disciullo announced the next RDA meeting will be October 18, 2010

The meeting was adjourned at 8:05 pm.

Respectfully submitted,

Jon Kasitz
Secretary