

**Redevelopment Authority
Regular Meeting
June 21, 2010**

1. Call to order

Mr. Disciullo convened the meeting at 7:05 pm in Council Chambers and led the salute to the flag.

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

Mr. Disciullo announced the RDA held executive session on June 21, 2010 prior to the Regular scheduled meeting.

2. Approval of Minutes

Mr. Kasitz made a motion to approve the minutes; Mr. Colon seconded the motion. Motion passed 4-0.

3. Receive Accounts Payable

Mr. Kasitz made a motion to approve the accounts payables and to pay PECO and Pennsylvania American Water Company prior to their due date; Mr. Disciullo seconded the motion. Motion passed 4-0. The payable are as follows:

Exit Elite	\$ 1,158.62
Pennsylvania American	\$ 465.90
National Construction Rental	\$ 327.36
Patrick O'Donnell	\$ 2,947.15
ADP	\$ 108.75
Office Basics	\$ 30.60
PECO	\$ 92.42
Chester County Tax	\$ 98.15
Wayne Reed	\$ 1,000.00
Rob Barry	\$ 500.00
Stacy Bjorhus	\$ 1,000.00
Kirby Hudson	\$ 1,000.00
<u>Ruthann Mowday</u>	<u>\$ 1,000.00</u>
Total	\$ 9,728.95

4. Presentation**1. Terrence Jennings – Tan Jent Development Company**

Mr. Jennings presented the members with a power point presentation for the Chester County Music Fair and Convention Center in Coatesville, PA. The project goal is to for

long term economic growth and stability for the City of Coatesville and the surrounding communities by creating traffic flow, developing jobs and industry in Chester County. The project delivers a long need convention center facility to Chester County while bringing to Coatesville an outlet for performing arts which will benefit all of Chester County. The project provides the best usage of the prime location otherwise known as the Flats Lands. There are several phases to go through and anticipate having the project up and running within 2 -3 years. The CCMFCC project as designed will address many issues, one being the dedication and donation of a specific space within the project for the City and residents of Coatesville to utilize. The project is estimated to be \$30 -\$40 million. The funding is anticipated from multiple source, federal funding, state funding, venture capital monies, government backed bank loans and perhaps even community stock purchases and more. Chester County Economic Development Council (CCEDC) has vowed their support. An estimated 90 jobs during Phase 1 will be available and 300 jobs or so at completion and during fall operation.

Mr. Burkholder asked if Tan Jent Development has done a project like this before. Mr. Kasitz asked if the information is available online. Mr. Colon asked the terms and conditions. Mr. Jennings stated the project will bring job opportunities, taxes. The plan is to purchase the property on the South Side of the Flats. Mr. Reed asked what the financial backing is and would construction begin within 12 – 18 months. Mr. Jennings stated funding would be provided by the state and they hope to break ground in 2011 and have the project completed by 2014. Mr. Disciullo and Mr. Kasitz explained the LOMAR shows more usable land.

Mr. Reed announced Mr. Barry and Mr. Smith (CCEDC) are working on developing criteria for developers.

2. Crosby Wood and David Chauner – Pro Cycling Tour

Mr. Chauner stated they are interested in fast tracking the project. They are very interested in the Coatesville site but have been looking in the Chester County area for other sites. Additional seed money has been secured from financial partners. Mr. Chauner asked the RDA for the next sixty days to sit down with the RDA and discuss the feasibility of the project on the Flats. At the end of 60 days if the project is not feasible or the RDA cannot reach an agreement, they will look for new sites. The financing sources for the project are Chester County Economic Development Council and various banking relationships. Mr. O'Donnell asked if they were asking that within the 60 day period the RDA not to entertain other potential proposals. Mr. Chauner replied they would commit to procure land based on terms discussed. Mr. O'Donnell asked about a Memorandum of Understanding or a letter of intent. Mr. Chauner stated the company is more than willing to submit a formal request to indicate what will be accomplished

during the time period. Mr. O'Donnell stated the RDA will not be able to take action this evening. Mr. Chauner explained the goal is to have the Velodrome up and running to develop local talent and cycle talent for the 2016 Olympics.

Mr. Colon asked if the property would be purchased outright. Mr. Chauner replied I cannot answer that at this time. Mr. Kasitz explained the RDA cannot afford to give the land away. Mr. Disciullo asked Mr. Reed to set up meetings with the developers to discuss their projects.

Mr. Reed announced Gary Smith from the CCEDC has agreed to work with the RDA to develop the developer's criteria. Mr. Smith said he has had discussion with both developers. Mr. Reed explained the two developers have great projects here. He asked if one project negates the other project. Will there be too much competition for each other. Mr. Chauner stated the goals are for both projects to complement one another. Mr. Jennings stated the main issue is to do the right thing for Coatesville. If it means working together that is fine.

5. **Old Business**

There was no Old Business at this time.

6. **New Business**

1. **Receive and consider approving receipt of the Community Action Grant of \$38,890 for the traffic study, Geotechnical Investigation and Environmental Report.**

Mr. Kasitz made a motion to approve the receipt of the Community Action Grant of \$38,890 for the traffic study, geotechnical investigation and the environmental report; Mr. Colon seconded the motion. Motion passed 4-0.

2. **Receive and consider usage of the Flats for the City of Coatesville Fireworks.**

Mr. Disciullo made a motion to approve the usage of the Flats for the City of Coatesville firework without disturbing the work done on the site; Mr. Colon seconded the motion. Motion passed 4-0.

3. **Receive and consider Lease for 101 and 109 East Lincoln Highway**

Mr. Colon inquired about a price to upgrade the building.

Mr. Colon made a motion to pursue negotiations with the tenants for 101 East Lincoln Highway and 109 East Lincoln Highway with short term leases; Mr. Disciullo seconded the motion. Motion passed 4-0.

4. **Receive and consider termination of agreement with Mosaic Development Partners and release escrow funds.**

Mr. Disciullo announced Mosaic Development Partners are unable to obtain the feasibility for the supermarket and have agreed to sign off of the project. The Redevelopment Authority will need to send a letter and release the escrow funds.

Mr. Disciullo made a motion to terminate the Mosaic Development Partners Lease and release the escrow funds; Mr. Kasitz seconded the motion. Motion passed 4-0.

7. **Citizens' Comments**

Terrence Jennings

Mr. Jennings inquired about the North Side of the Flats.

8. **Next Meeting**

Mr. Disciullo announced the next meeting will be Monday, July 19, 2010.

9. **Adjournment**

Mr. Kasitz made the motion to adjourn at 8:30 pm; Mr. Colon seconded the motion. Motion passed 4-0.

Respectfully Submitted,

Jon Kasitz
Secretary