

**Redevelopment Authority
Regular Meeting
July 19, 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, Matthew Baker, 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 July 19, 2010 prior to the Regular scheduled meeting.

Mr. Disciullo announced Mr. Carnes is stepping in for Mr. O'Donnell who will not be in attendance this evening.

Mr. Disciullo announced the Redevelopment Authority has a new member Matthew Baker.

2. Approval of Minutes

Mr. Kasitz made a motion to approve the minutes with corrections; Mr. Colon seconded the motion. Motion passed 5-0.

3. Receive Accounts Payable

Mr. Colon asked for the breakdown of Mr. O'Donnell's bills to be included in the accounts payables.

Mr. Colon made a motion to approve the accounts payables; Mr. Kasitz seconded the motion. Motion passed 5-0. The payable are as follows:

| | |
|------------------------------|-------------|
| UCOMP | \$ 693.16 |
| Pennsylvania American | \$ 607.01 |
| National Construction Rental | \$ 327.36 |
| Patrick O'Donnell | \$ 2,606.25 |
| ADP | \$ 108.75 |
| Staples | \$ 413.97 |
| PECO | \$ 36.03 |
| Cardmember Services | \$ 139.95 |
| BBP, LLC | \$ 7,500.00 |
| Wayne Reed | \$ 1,000.00 |
| Rob Barry | \$ 1,000.00 |

| | |
|-----------------------|--------------------|
| Stacy Bjorhus | \$ 1,000.00 |
| Kirby Hudson | \$ 1,000.00 |
| <u>Ruthann Mowday</u> | <u>\$ 1,000.00</u> |
| Total | \$ 17,432.48 |

4. **Presentation**

1. **Crosby Wood and David Chauner – Pro Cycling Tour**

Mr. Chauner announced he would like to drop the request for the 60 day negotiation period. He asked to set up a meeting with Authority for discussions. Mr. Disciullo stated the Authority was not in a position to grant a 60 day extension at this time.

5. **Old Business**

There was no Old Business at this time.

6. **New Business**

1. **Receive and consider soliciting bids for the DCED Predevelopment Grant for the Flats.**

Mr. Barry explained that the DCED Pre-development Grant for geotechnical, traffic, and environmental study will require the RDA to solicit bids. The Board discussed options to solicit bids for all three items and for each item separately. Mr. Barry explained that the bid package could be made to include all three or each separately at the discretion of the RDA. Mr. Barry was given direction to draft a bid package for release to bidders.

Mr. Disciullo made a motion for Mr. Barry to draft a bid package for release to bidders to include all three or each item separately for the DCED Predevelopment Grant; Mr. Kasitz seconded the motion. Motion passed 5-0.

2. **Receive and consider developers criteria.**

Mr. Reed explained the Chester County Economic Development Council (CCEDC) assisted the staff to put together information for potential developers. The CCEDC presented the information and Mr. Reed added questions. Once completed, the CCEDC revised, reviewed and approved the developer's criteria. Mr. Burkholder explained the RDA will review the criteria of the developers before being committed. Mr. Baker asked who looks at the criteria. Mr. Reed replied the staff and board members. Mr. Smith suggested filtering the developers before submitting to the board. The criterion has not been developed before. Mr. Smith volunteered his time to advise and give prospective on the developers. The key thing is to look at other projects.

Mr. Baker asked Mr. Smith for his credentials. Mr. Smith stated he has worked for private no profit. The CCEDC has provided over \$2.5 billion in loans. The CCEDC is not part of the County Government. There are over 30 staff members and a \$7 million

operating budget. The new initiative is for the Community going thru a metamorphosis of change. The goal is to sit and listen to what the people need. The object is to allow investment opportunities to come into the community. Mr. Disciullo suggested pursuing negotiation to get CCEDC on board. Mr. Burkholder suggested adopting the framework and make it our own to move forward. Mr. Reed stated this has not been done in any other place, but will help to get the RDA moving forward. The criteria can be critiqued to fit each individual project.

Mr. Disciullo made a motion to development the selection criteria for use by the RDA; Mr. Burkholder seconded the motion. Motion passed 5-0.

3. **Receive and consider negotiations with CCEDC to provide development assistance on the Flats.**

Mr. Kasitz made a motion to begin negotiations on an agreement with CCEDC for development assistance on the Flats; Mr. Colon seconded the motion. Motion passed 5-0.

4. **Retain Legal Counsel**

Mr. Disciullo explained that Patrick O'Donnell, the current RDA solicitor has joined the firm Gawthorp Greenwood, PC.

Mr. Disciullo made a motion to retain Patrick O'Donnell and Gawthorp Greenwood, PC to represent the RDA as a Solicitor on a temporary basis at the current rate of \$125.00 per hour starting August 1, 2010; Mr. Kasitz seconded the motion. Motion passed 3-2. Mr. Baker and Mr. Colon were the dissenting votes.

5. **Develop RFQ for solicitor**

Mr. Kasitz made a motion for staff to develop an RFQ to send to local legal firms to review for consideration for appointment as the RDA Solicitor; Mr. Colon seconded the motion. Motion passed 5-0.

6. **Special Event**

Mr. Reed explained the City approved a Special Event for the use of a park that was already in use. Mr. Eggleston asked for the use of the lot located next to East End Hardware. Mr. Carnes provided an agreement exonerating the authority from any liability. Mr. Reed explained Rev. Walker will sign the agreement tomorrow providing additional coverage.

Mr. Colon made a motion to approve the use of the lot by the Virtuous Sisters for a Special Event after the execution of the agreement; Mr. Baker seconded the motion. Motion passed 5-0.

Mr. Colon announced he has been volunteering service to Cultural Society since the building was sold to Khader Mohammed. The Cultural Society has leaks where the vent is on the side of the building. Mr. Disciullo explained the price of the lot was reduced to cover the costs of the repairs for the vent. The liability of the vent was transferred from the Redevelopment Authority to the buyer at the sale.

7. Citizens' Comments

John Pawlowski- resident

Mr. Pawlowski announced while he was taking down the signs at 204-206 East Lincoln Highway, a gentleman stated he was interested in purchasing the building. Mr. Pawlowski told the man to contact the RDA. Mr. Hudson stated he met with the man and asked him to submit a proposal and redevelopment plan. Mr. Pawlowski voiced his concerns about the broken windows on the building located at 105 East Diamond Street. He suggested purchasing the boards and cutting the boards to place over the windows. Mr. Baker stated he spoke to the Public Works Department and there are liability issues. Mr. Pawlowski stated the building is disgraceful to have in the City. He would do the work pro bono. He would supply the cut wood and asked for the City to have someone screw them in. Mr. Baker suggested talking to Mr. Wilkinson in Public Works.

8. Next Meeting

Mr. Disciullo announced the next meeting will be Monday, August 16, 2010.

9. Adjournment

Mr. Kasitz made the motion to adjourn at 7:45 pm; Mr. Colon seconded the motion. Motion passed 5-0.

Respectfully Submitted,

Jon Kasitz
Secretary