

CITY OF COATESVILLE REDEVELOPMENT AUTHORITY

DRAFT: RDA MEETING MINUTES

Tuesday FEBRUARY 22, 2011

Board Members: Joseph Disciullo, Jack Burkholder, Matt Baker, Harry Colon, Eric Collins

Staff Members: Rob Barry, Stacy Bjorhus

Legal Representation: Lou Kodumal

Chairman Disciullo called the meeting to order at 7:15 PM

EXECUTIVE SESSION:

Chairman Disciullo announced that the Board held and Executive Session earlier this evening to discuss personnel and legal matters.

APPROVAL OF MINUTES from RDA Regular Session held on Jan 18, 2011 and Special Session Feb 3, 2011:

Motion to approve the RDA Minutes from Jan 18th and Feb 3rd was made by Harry Colon with a second by Jack Burkholder.

The motion passed 4 – 0, Mr. Collins abstained

Chairman Disciullo introduced Mr. Eric Collins at the meeting. Mr. Collins was appointed to the RDA Board by City of Coatesville, City Council at the February 14, 2011 public meeting.

ACCOUNTS PAYABLE:

Motion to approve accounts payable as presented to the Board was made by Harry Colon with a second by Eric Collins.

Rob Barry pointed out that National Rental Company will be out to repair the leased fence at the Flats. The fence had become wind-damaged and National Fence was scheduled to come out and replace the stands (base) of the posts that the temporary fence is looped onto. The City's Public Works Dept would provide the labor to loop the fence onto the 'stands'. National's fee for this service was \$350. Mr. Don Wilkinson of the City's PWD noted that they could provide the service.

The Board and staff discussed contacting Comfort Care and proposing reimbursement for the water bills that are billed by PA American Water, for the jointly shared Commercial/Residential property at 301 Fleetwood. The Board proposed a 75 – 25% cost sharing of the water bill.

The motion passed 5-0

ADDITIONS, DELETIONS, AND MODIFICATIONS:

A motion was made by Chairman Disciullo, with a second by Matt Baker to move (a) “Velodrome Sales Agreement” vote to the end of March.

Discussion on the motion: The pending Agreement had elements that required further review, and were not in the discussion / approval stage.

The motion passed 5-0

NEW BUSINESS:

(a) Velodrome Sales Agreement: A motion was made by Chairman Disciullo with a second by Matt Baker to extend the Velodrome Sales Agreement to “Before 5PM on March 22, 2011”

The motion passed 5-0

(b) Penn Crossing: A Release dated 2/22/11 between the RDA and Penn Crossing Home Owners’ Association (PCHOA) has been circulated to City of Coatesville City Council for their review. PCHOA will sign the document, release funds in escrow to the RDA and adhere to the new Agreement as signed.

A motion to approve the signing of the document when it is approved by City Council was made by Matt Baker, with a second by Jack Burkholder.

The motion passed 5-0

(c) Velodrome Escrow Agreement was scratched from the Agenda.

(d) Flats Pre-Development Grant Sub-recipient Agreement: A motion by Chairman Disciullo, with a second by Harry Colon was made for the RDA solicitor to draft a ‘Sub-recipient Grant Agreement’ for further studies on the Flats, and for the RDA staff to have additional time to send DCED a letter with two (2) requests:

- a. A one year time extension.
- b. Approval for additional studies on the Flats. The RDA would like to consider the possibility of requesting the additional studies, requested by the developer.

Discussion prior to the vote noted that all Grant Funded studies would be ‘Flats’ studies and could be transferred to other projects, in the event that the Velodrome Project was suspended.

The motion passed 5-0

(e) RDA Property Management Responses: Responses were received by two Property Management Companies. Mr. Baker noted that he would like to meet with a representative from one of the firms, to inquire about their processes and reporting functions. The Property Management decision has been tabled, and will be placed on the March Agenda.

(f) Krapf Jr & Sons Parking Lot Lease: Krapf Jr & Sons had requested information on structural maintenance of the lot during the term of the lease. Mr. Lou Kodumal, of Mancini Law, met with Mr. Kelly of Krapf Jr & Sons.

- a. Krapf will agree to amend the pending lease to note that it will be the RDA’s responsibility to perform routine maintenance, but not capital maintenance.

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- b. Mr. Kodumal noted that weather related maintenance has been performed by Krapf and he will request that snow removal and treatment for ice and other weather related conditions be added to the lease as Krapf's continued responsibility.
- c. Mr. Kodumal noted that the lease will provide Krapf 10 days to remit March's rent, and receipt of "proof of insurance" would be required within 30 days.
- d. Default terms, for summary decision for Krapf to vacate the premises, will also be added to the pending lease.

A motion to approve and sign the RDA/Krapf Jr & Sons Lease Agreement, when Mr. Kodumal remitted the Lease to the Board for signature, was made by Matt Baker with a second by Harry Colon.

The motion passed 5-0

(g) Arcelor Mittal / RDA Brandywine Dam:

- a. The Brandywine Dam requires repair and maintenance
- b. Arcelor Mittal / RDA agree to share the expense of removing the dam and restoring the site to natural condition.

A motion was made by Chairman Disciullo, with a second by Harry Colon to authorize Mr. Kodumal to draft an Agreement to remove the Brandywine Dam north of Lincoln Highway and Glencrest Road, with cost-sharing provisions noting the RDA / Arcelor Mittal's participation. Cost-sharing to be in the same percent as ownership in the Dam: RDA 75% - Arcelor Mittal 25%, and application for any available grant funds would be made.

Also to be noted in the Agreement: Any available grant funds / or other funds that are available would be used to satisfy the DEP requests:

- Wood fence removal
- Vegetation removal/clearing
- Sprawling in dam epoxied or removed

The motion passed 5-0

(h) Downtown Revival Maintenance Fees: Discussion with the Downtown Revival is pending. More information will be presented to the Board in March 2011.

(i) Train Station Committee: PennDot, Chester County, City of Coatesville City Council Committee and RDA Committee would meet to discuss the pending Coatesville Train Station Project. The RDA Board will need to appoint two Board Members to the Committee.

- Matt Baker made a motion, with a second by Harry Colon to appoint Chairman Disciullo to the Train Station Committee.
- Chairman Disciullo with a second by Matt Baker motioned to appoint Jack Burkholder to the Train Station Committee.

The motion passed 5-0

Citizens' Comments:

Mr. John Pawlowski questioned Mr. Rob Barry about the timing of Pulver's Construction project.

Mr. Barry responded that the construction was to begin in the near term.

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Mr. Pawlowski followed up with a request that the Daily Local be contacted to provide a photographer at the site to observe and document the progress. He noted that the local community will enjoy the photo-log documentary from initial phases to completion of OTP's Hotel and Office Complex Project.

Chairman Disciullo noted the next meeting would be held on March 21st, and a special session may be held prior to the next regular session.

Motion to Adjourn was make by Chairman Disciullo with a second by Eric Collins.

Motion passed 5-0

Meeting was adjourned at 7:55PM

Respectfully submitted for acceptance by Board Chairman J. Disciullo

SB Prepared 3/17 for Mar 21, 2011 RDA Meeting