

City of Coatesville Redevelopment Authority
DRAFT: Minutes from July 18, 2011

Board Members: Chairman Joseph Disciullo, Jack Burkholder, Matt Baker, Harry Colon
Staff Members: Rob Barry, Stacy Bjorhus
RDA Solicitor: Lou Kodumal

RDA Chairman Joseph Disciullo called the meeting to order at 7:16PM.

EXECUTIVE SESSION: Chairman Disciullo announced that the RDA Board held Executive Session meeting earlier in the evening discuss real estate and legal matters.

A motion to approve the Minutes from the June 13th RDA Board Meeting was made by Jack Burkholder with a second by Matt Baker.

Motion Passed 4-0, Harry Colon abstained

ACCOUNTS PAYABLE:

Accounts Payable were reviewed, and payment to Exit Elite was added to the AP's in the Board's July Agenda Packet, in the amount of \$1,037.82 for the months of May, June and July due to offsetting reimbursements for commission's that exceeded Exit Elite's contract, noting a maximum commission paid per property was \$110.00, rather than 9% of lease rate.

Motion was made by Matt Baker with a second by Chairman Disciullo to pay current accounts payable, with the addition of \$1,037.82 to Exit Elite

Motion Passed 4-0

ADDITIONS, DELETIONS and MODIFICATIONS:

Additions to 'New Business':

G) RECOMMENDATION FOR VACANT PROPERTY REVIEW COMMITTEE

H) PARK AIRPORT CLEANER'S LEASE RENEWAL PROPOSAL AMENDMENTS, (INCLUDES ENVIRONMENTAL INDEMNITY CLAUSE)

PRESS POLICY: Chairman Joseph Disciullo addressed the audience, noting the prior RDA Public Meeting motion for specific policy and procedures regarding responses to the press, for questions posed for newspaper (et al) publication.

The RDA wishes to be as open as possible, with communication with the press. Chairman Disciullo offered his cell phone number, for easy access, for answers to questions that the press may pose to the RDA.

A motion was made by Harry Colon with a second by Matt Baker to repeal the policy and procedure for RDA contact by the press that had been established at the June 2011 Public Meeting.

Motion Passed 4-0

CITIZEN COMMENTS:

Mr. Ron Meyers requested the RDA Board's decision per his previous question to the Board regarding 'Financial Assistance to the Tenants' at 312 Fleetwood Street, due to the RDA Board's termination of leases, per the City Codes and Fire Departments' reports.

Mr. Meyers asked what the Board was going to do to help the tenants. He noted that the RDA had already expended \$3,000 to get the tenants out of the building. He asked if the RDA Board had a conscience.

PRESENTATIONS:

Ms. Lindsay Briton of Artists 19320, made an appeal for assistance for the City of Coatesville's Art Partner's Studio.

- The Art Partner's Studio has plans to expand in January 2012. Their current studio space is 1,100 sq ft, which is not sufficient for current operations. Ms. Briton requested use of RDA buildings, to showcase the student's art.
- Ms. Briton recalled the City's willingness, many years ago, to permit children to participate in "Painting Contests", and permit them to paint on the windows of the storefronts on East Lincoln Highway.
- Board Members noted concerns about the safety of the windows, regarding children possibly falling onto the glass panels. Would the glass panels shift and become dislodged from their casing?
- Mr. John Pawlowski noted his willingness to assist with confirmation of their soundness.
- Ms. Briton also noted that the Art Partner's have need for equipment, particularly MAC computers for student's use, and display stands to showcase the art.
- Rob Barry noted that he would schedule a meeting with Matt Baker and Ms. Briton to discuss her requests.

NEW BUSINESS:

(A) Consider Sales Agreement with AMTRAK for Tax Parcel 16-5-17 on the Flats:

Discussion of the sales agreement included the pending contingencies noted in the Agreement, and the RDA's need to wait for AMTRAK's solicitor to remove the contingencies, noting AMTRAK's ability to maintain normal operations with 'Right of Way' access for required maintenance to their bridge and rail lines.

- Motion was made by Chairman Disciullo with a second by Matt Baker to approve the proposed Agreement of Sale, pending satisfaction of contingencies, and make application for title insurance.

Motion Passed 4-0

(B) Consider Resolution to apply for Community Revitalization Program Grant for the National Velodrome Center Infrastructure Project:

- Motion was made by Harry Conon with a second by Jack Burkholder to file for a grant application, with a letter noting the RDA's support of the project.

Motion Passed 4-0

(C) Consider Modification to Staff Sharing Agreement:

Matt Baker with a second by Harry Colon made a motion to amend §6.4 of the current Staff Sharing Agreement to include the RDA on the City's insurance policies, for notification of non-renewal notification and inclusion of the RDA on the City's liability insurance policy.

Motion Passed 4-0

(D) Consider special event permit application :

Motion was made by Harry Colon with a second by Chairman Disciullo to approve the Virtuous Sisters' Special Event Permit pending appropriate insurance rider, and approval of the certification from the RDA's solicitor.

Motion Passed 4-0

E) Consider Indemnification Agreement with George Krapf Jr. Inc for use of their parking lot for Celebrate Coatesville Day.

A motion was made by Matt Baker with a second by Jack Burkholder approve the Indemnification Agreement for use of Krapf's parking lot for the day.

Motion Passed 4-0

F) Recognition for Celebrate Coatesville Day:

The Board made an announcement to thank Matt Baker, David Collins and Corley Pearse for all of their help with organizing the RDA's participation in Celebrate Coatesville and the Coatesville Classic Bike Race.

Matt Baker added his appreciation for other RDA staff and Board Members' support and assistance, in addition to Jimmy DZ and Krapf Company for providing bussing for visitors and the use of their lot.

G) Recommendation for Vacant Property Review Committee:

A motion was made by Chairman Disciullo with a second by Jack Burkholder to nominate Matt Baker as the RDA's Committee Member on the City of Coatesville's Vacant Property Review Board.

Motion Passed 4-0

H) Consider Park Airport Cleaner's Lease Renewal Proposal:

A motion was made by Harry Colon with a second by Matt Baker to approve a one year lease extension with inclusion of an Environmental Indemnity Clause and a review of Park Cleaner's business references.

Motion Passed 4-0

Chairman Disciullo commented on the pending lease renewals for 209 & 244 E Lincoln Highway, which were presented by Exit Elite. The proposals were reviewed, but the Board is still reviewing the proposals and approvals are not granted at this point in time.

Citizen Comments:

A question was asked about the sales price of the AMTRAK lot on the Flats. The \$13,500 Agreement of Sale price was provided, by the RDA Board.

Request for revision of the current 2011 RDA Budget was noted to be provided at the August 2011 RDA Public Meeting.

The next Public RDA Meeting will be on Monday, August 15, 2011, at 7:00PM in City Hall Council Chambers.

Motion to adjourn was made by Matt Baker, with a second by Harry Colon.

Motion Passed 4-0

Meeting adjourned at 8:01PM

Respectfully submitted by Board Chairman Joseph Disciullo