

REDEVELOPMENT AUTHORITY MEETING
JANUARY 17, 2012
7:00 PM

Board Members: Chairman Joseph Disciullo, Jack Burkholder, Eric Collins, and Joseph Kandler
Staff Members: Robert Barry, Ruthann Mowday

RDA Chairman Joseph Disciullo called the meeting to order at 7:10 pm

Mr. Disciullo announced Mr. Colon would not be in attendance this evening.

Election of Officers

Mr. Burkholder nominated Joe Disciullo as Chairman; Mr. Collins seconded the nomination. Nomination passed 3-0-1. Mr. Disciullo abstained from the vote.

Mr. Disciullo nominated Jack Burkholder as Vice Chairman; Mr. Kandler seconded the nomination. Nomination passed 3-0-1. Mr. Burkholder abstained from the vote.

Mr. Disciullo nominated Joe Kandler as Treasurer; Mr. Collins seconded the nomination. Nomination passed 3-0-1. Mr. Kandler abstained from the vote.

Mr. Disciullo nominated Harry Colon as Secretary; Mr. Collins seconded the nomination. Nomination passed 4-0.

Mr. Collins excused himself from the meeting at 7:15 pm.

Executive Session

Chairman Disciullo announced that the RDA Board held an executive Session meeting earlier in the evening to discuss real estate and legal matters.

Minutes

- Mr. Burkholder made a motion to approve the December 19, 2011 minutes; Mr. Disciullo seconded the motion. Motion passed 3-0.

Account Payable

The RDA's accounts payables are being paid by Brite Realty, as part of their management services. A small number of payable came to City Hall for payment, and they were processed by the RDA staff. The list is noted below:

UCOMP	4 th Quarter 2012	22.44
Daily Local News	Advertisement	84.20
Office Depot	Supplies	44.29
Mancini Law	RDA Solicitor Billing	3,639.80

Brite Realty reported additional invoices paid in their monthly statement.

- Mr. Kandler made a motion to approve the accounts payables; Mr. Burkholder seconded the motion. Motion passed 3-0.

Additions, Deletions and Modifications

Mr. Disciullo added (g) Brandywine Dam Share Agreement

Citizens Comments on Agenda Items

Joseph Hamrick – Resident

Mr. Hamrick asked the City solicitor is holding up the sale of the Amtrak property. Mr. Mancini explained the process of obtaining the Amtrak parcel and pressing legal issues. MR. Hamrick asked if the City Solicitor is keeping the RDA solicitor informed. Mr. Mancini replied yes. Mr. Hamrick asked why the Train Station will be purchased. Mr. Mancini explained for development on Third Avenue after the new Train Station has been completed.

New Business

a. Consider Re-conveyance of Riverwalk Easement

Mr. Barry explained Riverwalk Easement agreement is contingent upon the acquisition of tax parcel 16-5-17E by the Redevelopment Authority of the City of Coatesville.

- Mr. Kandler made a motion to approve the resolution for the Riverwalk/Brandywine Creek Trail Easement Agreement; Mr. Burkholder seconded the motion. Motion passed 3-0.

b. Consider request to acquire Historic Coatesville Train Station

Mr. Disciullo explained the RDA is pursuing a redevelopment project at the Coatesville Train Station that includes plans for a new train station. The City and RDA have obtained grants to renovate the Historic Train Station and to construct a new Coatesville Train Station. The City and the RDA's intent is to renovate the Historic Train Station paying great attention to restore the historic resource the train station displays.

- Mr. Disciullo made a motion to approve the request to acquire the Historic Coatesville Train Station; Mr. Burkholder seconded the motion. Motion passed 3-0.

c. Consider reappointments of professional services

Mr. Disciullo announced Vince Mancini and Associates; and April Barkasi/T&M Associates have submitted requests to continue to provide professional services for the year 2012.

- Mr. Disciullo made a motion to approve the professional services for the year 2012 of Vincent Mancini and Associates and April Barkasi/T&M Associates; Mr. Burkholder seconded the motion. Motion passed 3-0.

d. Consider RDA bank depositories and account signers

Mr. Barry announced the City is currently moving their banking to the Coatesville Savings Bank located within the City limits. First Niagara has moved out of the City.

- Mr. Disciullo made a motion to move all RDA accounts to the Coatesville Savings Bank; and appoint bank signatories as Chairman, Vice Chairman, Treasurer and Executive Director; Mr. Kandler seconded the motion. Motion passed 3-0.

e. Consider 2011 RDA Audit engagement letter

Mr. Barry explained the Auditors have submitted their engagement letter. The auditor has also offered their services for an additional year at the same rate of \$8,000.

- Mr. Burkholder made a motion to approve the engagement letter for BBD for auditing services for the year ended December 31, 2011; Mr. Kandler seconded the motion. Motion passed 3-0.
- f. Consider motion verifying the adoption of separation agreement with the Finance Director
- Mr. Disciullo made a motion to ratify the separation agreement with the Finance Director; Mr. Kandler seconded the motion. Motion passed 2-1. Mr. Burkholder was the dissenting vote.
- g. Consider Brandywine Dam Share Agreement
Mr. Barry explained the agreement is a cost sharing agreement between the RDA and Arcelor Mittal Plate, LLC regarding payment of expenses associated with the Brandywine Dam, including but not limited to costs of inspection and maintenance of the Brandywine Dam as well as parties efforts to remove the Brandywine Dam for Brandywine Creek in accordance with applicable laws and regulations.
- Mr. Disciullo made a motion to approve the Brandywine Cost sharing agreement and for staff to look into grants available to remove the dam; Mr. Burkholder seconded the motion. Motion passed 3-0.
- h. Consider eviction process for 109 East Lincoln Highway
- Mr. Kandler made a motion to approve beginning the eviction process with Bridget Brown for 109 East Lincoln Highway; Mr. Burkholder seconded the motion. Motion passed 3-0.

Citizens Comments

Joe Hamrick

Mr. Hamrick asked for the Blight Committee to be started back up. Mr. Burkholder volunteered to be the representative from the RDA for Vacant Property Review Committee. Mr. Hamrick questioned the cost sharing dam agreement and the impact on the surroundings. Mr. Mancini and Mr. Barry explained the RDA will take part in the studies.

Matt Baker – Resident

Mr. Baker asked about the Vacant Property Committee. Mr. Baker inquired about the taxes for the Downtown Revival. Mr. Mancini explained the RDA reached a resolution and settlement agreement regarding the amount due. Mr. Baker asked when Mr. Barry and Mr. Disciullo met with Amtrak. Mr. Baker inquired about the Velodrome Project. Mr. Disciullo explained the status with the developers and their process of due diligence. Mr. Baker questioned how the salary for Ms. Mowday is broken down and justified. Mr. Baker stated there is nothing being done the property review committee.

Mr. Disciullo announced the next meeting will be Tuesday, February 21, 2011.

Mr. Burkholder made a motion to adjourn the meeting at 8:10 pm; Mr. Disciullo seconded the motion. Motion passed 3-0.

Respectfully submitted,

Joseph Disciullo, Chairman