

**REDEVELOPMENT AUTHORITY MEETING
MARCH 19, 2012
7:00 PM**

Board Members: Joe Disciullo, Jack Burkholder and Harry Colon
Staff Members: Rob Barry, Ruthann Mowday
RDA Solicitor: Lou Komudal

Chairman Joe Disciullo called the meeting to order at 7:10 pm.

Executive Session

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

Mr. Disciullo announced Mr. Collins and Mr. Kandler would not be in attendance.

Approval of Minutes

Vice Chairman Burkholder made a motion to approve the February 21, 2012 minutes; Chairman Disciullo seconded the motion. Motion passed 3-0.

Approval of Accounts Payable

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

Chester County Treasurer	Taxes	49.00
Miller Publishing	Advertisement	500.00
City of Coatesville	Quarterly Payment	1,000.00
Vincent Mancini	RDA Solicitor Billing	7,011.70

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

Additions, Deletions and Modifications

Chairman Disciullo added item f; Consider survey for Amtrak Parcel No. 16-5-17

Citizens Comments on Agenda Items

There were no citizen's comments on agenda items only.

New Business

a. **Consider Parking Lot lease for 300, 701-703 and 707 E. Lincoln Highway and 706 E. Diamond Street**

Chairman Disciullo explained the lots would be leased to the City of Coatesville. The City will take control of the parking lots for enforcement purposes. The RDA will maintain ownership of the parking lots for possible development in the future.

Mr. Colon made a motion to approve the parking lot lease with the City of Coatesville for 300, 701-703 and 707 East Lincoln Highway and 706 East Diamond Street; Vice Chairman Burkholder seconded the motion. Motion passed 3-0.

b. Consider Lease for 300 e. Lincoln Highway – Gravel Lot

Chairman Disciullo announced JJ's BBQ has submitted an interest in leasing the gravel parking lot located at 300 East Lincoln Highway. JJ BBQ has submitted all the information requested for the lease.

Vice Chairman Burkholder made a motion to approve a Lease with JJ's BBQ for the Gravel Lot located at 300 East Lincoln Highway; Mr. Colon seconded the motion. Motion passed 3-0.

c. Consider Lease for 238 E. Lincoln Highway

Chairman Disciullo announced the State Democratic Party has submitted an interest in leasing the office space at 238 East Lincoln Highway. The lease will expire on November 15, 2012 after the election.

Mr. Colon made a motion to approve a Lease with the State Democratic Party for 238 East Lincoln Highway per conditions approved by RDA Counsel and the Democratic Party regarding the RDA lease or a lease provided by the Democratic Party; Vice Chairman Burkholder seconded the motion. Motion passed 3-0.

d. Consider Settlement Agreement with Tenant for 109 E. Lincoln Highway

Chairman Disciullo explained a settlement agreement has been reached with the Bridget Brown regarding her lease/judgment for the rental unit at 109 East Lincoln Highway.

Vice Chairman made a motion to approve a settlement agreement with the tenant Bridget Brown for 109 East Lincoln Highway; Mr. Colon seconded the motion. Motion passed 3-0.

e. Confirm and authorize the Filing of Tax Exemption Request for RDA Property

Mr. Barry explained the properties in which the RDA has asked for exemptions are non-revenue generating properties. When the properties are sold or are to be used for revenue generating purposes, they will be placed back on the tax roll.

Mr. Colon made a motion to approve the filing of tax exemption requests for all non-revenue generating properties for the Redevelopment Authority; Vice Chairman seconded the motion. Motion passed 3-0.

f. Consider survey for Amtrak Parcel No. 16-5-17

Mr. Barry announced that Amtrak has requested an additional survey of tax parcel 16-5-17. Cedarville a subcontractor of the RDA engineer has submitted a proposal for the survey not to exceed \$1,044.00. Cedarville is also associated with the City's and RDA's engineering firm.

Mr. Colon made a motion to approve Cedarville Engineering to complete a survey for the Amtrak Parcel 16-5-17; Vice Chairman seconded the motion. Motion passed 3-0.

Citizens Comments

Mr. Howard inquired about the status of the Train Station. Vice Chairman Burkholder stated the information will not be released until they are done. Chairman Disciullo explained the process is complicated due to all the entities involved.

Next Meeting – April 16, 2012

Chairman Disciullo announced the next Redevelopment Meeting will be held on April 16, 2012 at 7:00 pm.

Adjournment

Vice Chairman Burkholder made a motion to adjourn the meeting at 7:35 pm; Chairman Disciullo seconded the motion. Motion passed 3-0.