



**REDEVELOPMENT AUTHORITY MEETING  
DECEMBER 17, 2012  
7:00 PM**

Board Members Present; Joe Disciullo, Jack Burkholder, Joe Kandler, Joe Kandler  
Board Members Absent: None  
Staff Members: Ruthann Mowday  
RDA Solicitor: Lou Kodumal

Chairman Disciullo opened the meeting at 7:05 pm and announced an Executive Session was held December 17, 2012, earlier this evening.

**Approval of Minutes – October 1, 2012 and November 1, 2012**

Vice Chairman Burkholder motion to approve the October 1, 2012 minutes; Mr. Kandler seconded the motion. Motion passed 4-0.

Vice Chairman Burkholder motion to approve the November 1, 2012 minutes; Mr. Kandler seconded the motion. Motion passed 3-0-1. Mr. Colon abstained due to his absence.

**Approval of Accounts Payables**

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:

BBD, LLP	Audit	3,000.00
Vincent Mancini	Solicitor Billing	3,139.50
Daily Local News	Advertising	77.42
Office Depot	Supplies	33.44
Vincent Mancini	Solicitor Billing	1,487.64
T&M Associates	Engineering	953.06
Berkheimer Associates	Taxes	8,399.53

Mr. Kandler made a motion to approve the accounts payables; Chairman Disciullo seconded the motion. Motion passed 4-0.

**Additions, Deletions and Modifications**

Chairman Disciullo added items e) amend row lease f) additional language to the Urban Redevelopment Law Section 1705 g) announce receipt \$26,000 payment  
h) Move forward with Comfort Care Demolition

**Citizens Comments on Agenda Items and Non-Agenda Items**

Joe Carroll

Mr. Carroll explained the Cultural Society has asked for relief of their problems since the RDA completed the demolition of 129-133 East Lincoln Highway. The property has since been sold to another entity but legally the agreement was with the RDA to fix the problem. He asked for the RDA to work with the Cultural Society. Chairman Disciullo and Vice Chairman Burkholder agreed to meets with the members of the Cultural Society to look at the issues.

### Paul Johnson

Mr. Johnson explained during a meeting in Norristown he found out money was available from HUD for redevelopment.

### Zeke Howard

Mr. Howard asked the status of the acquisitions of the properties on Fleetwood Street. Chairman Disciullo explained ROW Services I handling the negotiations. Mr. Howard explained that ROW Services has been in contact with the tenants prior to the homeowners.

### **Presentations**

#### **a. Coatesville HUD Choice Neighborhood – Uriel Johnson, Paul Johnson, Roy Chapman**

Mr. Johnson explained the mission is to strengthen small and medium size nonprofits, public agencies, and private organizations to serve people and communities for the future. The Choice Neighborhood Grant program were designed to transform distressed neighborhoods and public and assisted projects into a viable and sustainable mixed-income neighborhoods by linking housing improvements with appropriate services, schools, public assets, transportation, and access to jobs. Mr. Chapman explained the RDA would be the developer and NPCL with New World Developers, LLC would act as the development consultant. NPCL is not here for money from the RDA or the City. The NPCI would help to acquire funding for Lincoln University Student Housing.

### **New Business**

#### **a. Consider 2013 Meeting Schedule**

No vote required. Meeting schedule was accepted.

#### **b. Consider Cost Sharing Agreement – Arcelor Mittal**

Mr. Kodumal explained the RDA has been working with Arcelor Mittal regarding the dam.

Mr. Colon made a motion to approve the cost sharing agreement and ask the City engineer for a cost study of the dam removal and estimate for inspection; Mr. Kandler seconded the motion. Motion passed 4-0.

#### **c. Consider No 1 Kitchen Lease Amendment**

Chairman Disciullo explained the No. 1 Kitchen has asked for their son to be added to the lease.

Mr. Colon made a motion to approve the amendment to the No 1 Kitchen lease to include their son as an additional lessee on the lease; Mr. Kandler seconded the motion. Motion passed 4-0.

#### **d. Consider purchase offer for 701-705 East Lincoln Highway**

Chairman Disciullo abstained from the discussion and vote due to his business within the City. Vice Chairman Burkholder explained the RDA discussed a Right of first refusal agreement that included: a six month due diligence period to determine what approvals, permits, zoning; a \$2,000 escrow deposit to cover administrative costs and solicitor expenses incurred in connection with the Right of First Refusal Agreement. Mr. Lamb submits a plan and narrative explanation and description of the Laundromat project to City Council and the RDA. Mr. Kodumal read the Urban Redevelopment Law Title 35 P.S. Section 1711 Provisions of the redevelopment contract.

Mr. Colon made a motion to move forward with the Right of First Refusal Agreement with the provisions and subject of City Council approval; Mr. Kandler seconded the motion. Motion passed 3-0-1. Chairman Disciullo abstained from the vote.

**e. Consider amending lease for Right of Way Services**

Chairman Disciullo explained the lease could only be for one year as per Community Builders.

Chairman Disciullo made a motion to amend the lease for ROW Services to Lease 207 Harmony Street for the term of 1 year; Mr. Colon seconded the motion.

**f. Additional language clarifying who may be on the RDA Board as per the Urban Redevelopment Law Section 1705**

Chairman Disciullo explained language in the bylaws pertaining to RDA membership does not currently conform to the Urban Redevelopment Law Title 35 Section 1705. Mr. Kodumal read the bylaw as written in the Urban Redevelopment Law regarding the appointments and qualifications of members of the authority.

Mr. Kandler made a motion to made a motion to amend the Redevelopment Bylaws regarding appointment and qualifications of members of authority. City Council shall appoint, as members of the Authority, five citizens, A majority of the members of the Authority shall be residents of the City of Coatesville, and the remainder may be nonresidents who own or operate businesses in the City of Coatesville; Mr. Colon seconded the motion. Motion passed 4-0.

**g. Announce receipt \$26,000 payment**

Chairman Disciullo announced the RDA has been received confirmation for the payment of \$26,000 for the feasibility study of the grants. The members asked for the Notice to proceed to be sent to Conventional Sports and Leisure.

**h. Move forward with Comfort Care Demolition**

Chairman Disciullo announced the RDA has received the funding for the demolition of 301-323, 312 Fleetwood Street. The members asked for the Notice to Proceed to be sent with the demolition to BRB Contractors.

**Chairman Disciullo announced the next meeting will be held on January 22, 2013**

**Adjournment**

Mr. Colon made a motion to adjourn the meeting at 8:55 pm; Mr. Kandler seconded the Motion. Motion passed 4-10

Joseph Disciullo, Chairman