



**REDEVELOPMENT AUTHORITY MEETING**  
**FEBRUARY 19, 2013**  
**7:00 PM**

Board Members Present; Joe Disciullo, Jack Burkholder, Joe Kandler, Tyrone Harley  
Board Members Absent: Harry Colon  
Staff Members: Ruthann Mowday  
RDA Solicitor: Lou Kodumal

Chairman Disciullo opened the meeting at 7:30 pm and announced an Executive Session was held February 19, 2013 earlier this evening.

**Approval if Minutes – January 22, 2013**

Mr. Harley made a motion to approve the January 22, 2013 meeting minutes; Mr. Kandler seconded the motion. Motion passed 4-0.

**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:

Berkeheimer	Taxes	3,192.34
Vincent Mancini	RDA Solicitor Billing	1,932.31
Daily Local News	Advertisement	132.64
Tax Claim	Supplies	2,189.15
Chester Cty. Treas.	Taxes	683.92

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

**Additions, Deletions and Modifications**

Chairman Disciullo added new business c) Addendum to BRB for demolition contract; d) East Chestnut Street Lots; e) 101 East Lincoln Highway; f) 300 East Lincoln Highway

**Presentations**

There were no presentations at this time.

**Citizens Comments on Agenda Items**

There were no citizens' comments at this time.

**New Business**

a) **Paul Johnson – National Partnership for Community Leadership**

Mr. Johnson announced the National Partnership for Community Leadership ("NPCL") has provided the RDA with a development agreement. The NPCL will draft an

application to be submitted by the RDA to the HUD Choice Neighborhood Program in support. The NPCL will provide certain services with respect to the Choice Neighborhood Program Application during the planning, development, and initial operating phases. There will be no cost to the RDA.

The members of the Authority and the Solicitor questioned the following:

- a. The proposed Development Agreement did not specify what amounts of money would be paid to NPCL
- b. The exact scope of “DEVELOPMENT, CONSULTING AND MANAGEMENT SERVICES” was not defined
- c. The “SERVICES” AND “RESPONSIBILITIES” to be performed by NPCL for the program were not sufficiently defined
- d. The rights, duties, and powers that NPCL wished to exercise on behalf of and in the name of the RDA appeared to exceed the scope of what is allowed under the Urban Redevelopment Law
- e. The administrative and financial controls proposed were vague and undefined
- f. The Solicitor recommended that the RDA conduct additional due diligence regarding obtaining more information about the Choice Neighborhoods program and the experiences of other government authorities and/or agencies (such as the Philadelphia Housing Authority) that have participated in this program

The Authority asked Mr. Johnson to further review the Authorities questions.

a) **RDA Bylaw Amendment – Attendance Policy**

The City is currently working on an attendance policy for the Boards and Commissions. Once the City has adopted the new Policy, the RDA will move forward with the changes in the bylaws.

b) **Addendum to BRB Contractors for demolition contract**

Chairman Disciullo explained the loss of metals in the building has resulted in the Contractor asking for an additional \$6,500. The contractor also asked for an addendum stating that no walls are required to have stucco done as stated in the RFP.

Mr. Harley made a motion to amend the BRB Contract for the demolition of 312, 301-323 Fleetwood Street approving an increase of \$6,500 in the contract and clarify there are no walls to resurface; Mr. Kandler seconded the motion. Motion passed 4-0.

c) **East Chestnut Street Parking Lots**

Chairman Disciullo announced that Mr. Cochran has countered with an offer of \$45,000. They do not have any issues with the Redevelopment Law provisions and/or .the reversion clause. The Authority discussed making a counter offer of \$50,000 with provisions.

Mr. Kandler made the motion to approve the negotiation on the Chestnut Street Properties for \$50,000 subject to the Redevelopment Law Requirements; Reversion

clause in favor of the RDA; Subject to City Council approval; and a narrative description of the proposed land for parking; Mr. Harley seconded the motion. Motion passed 4-0.

d) **101 -111 East Chestnut Street**

Chairman Disciullo announced the Philadelphia Veterans Multiservice and Educational Center are interested in 101-111 East Lincoln Highway. The property seems ideal to house VA Grant Staff as well as storefronts to conduct operations. The PVMSEC do not intend to demolish the facility and create a new project but use the current configuration and upgrade the facility.

Chairman Disciullo made a motion to turn down the offer for Lincoln Center to the Philadelphia Veterans and have Brite Realty look at another location; Vice Chairman Burkholder seconded the motion. Motion passed 4-0.

e) **300 East Lincoln Highway**

Chairman Disciullo announced there has been an offer to purchase 300 East Lincoln Highway. Vice Chairman Burkholder stated that the property is included in the Train Station RFP.

Chairman Disciullo made a motion to not pursue the sale of 300 East Lincoln Highway for a Dollar Store; Mr. Kandler seconded the motion. Motion passed 4-0.

**Citizens Comments**

A resident asked what the Chestnut Street property would be used for. Chairman Disciullo explained the property would be used as a parking lot for commercial and residential.

Zeke Howard

Mr. Howard inquired about the minutes on the website.

Allen Smith

Mr. Smith explained his comments during the meeting were not towards the proposal.

Chairman announced the next meeting will be on Monday, March 18, 2013..

**Adjournment**

Vice Chairman Burkholder made a motion to adjourn the meeting at 7:55 pm; Chairman Disciullo seconded the motion. Motion passed 4-0.

Respectfully submitted,  
Joseph Disciullo, Chairman