



**REDEVELOPMENT AUTHORITY MEETING
FEBRUARY 4, 2014
7:00 PM**

Board Members Present; Joe Disciullo, Jack Burkholder, Joe Kandler, Donald Folks, Tyrone Harley (entered meeting at 8:50pm)

Board Members Absent:

Staff Members: Ruthann Mowday

RDA Solicitor: Lou Kodumal

Chairman Disciullo opened the meeting at 7:50 pm and announced an Executive Session was held February earlier this evening to discuss legal, Real estate and personnel.

Chairman Disciullo announced the January 21, 2014 meeting was cancelled due to weather conditions.

The presentation was moved to beginning of the meeting.

Presentations

1. BBD Audit

Chairman Disciullo announced the auditor will be presenting at the February 18, 2014 meeting.

2. Train Station Conceptual Plan

Pennoni Associates provided an executive summary of their findings which were: parcel specific recommendations and recommendations outside the scope. The findings are the demand for retail exists; Lincoln University can be a major influence; Coatesville needs increased service frequency; destination community facilities are likely anchor tenants and residential development should be focused to the Baker Site. The parcel specific recommendations are RDA Train Station site, multiple platform/parking options; Fleetwood site should be used for parking and "held during stabilization; existing train station should be targeted towards transit related public mission; 3rd & Lincoln likely candidate for YMCA/retail opportunity and Fleetwood site should emerge as commercial opportunity after stabilization. The recommendations outside the scope were targeting retail on Route 30, 1st to 3rd Avenue; "Flats" site has the potential to cannibalize Route 30 development and zoning needs to allow for flexibility and creating character.

Reorganization

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

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

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

Mr. Folks nominated Tyrone Harley as secretary; Chairman Disciullo seconded the nomination. Nomination passed 4-0.

Approval of Minutes – December 16, 2013

Mr. Folks made a motion to approve the December 16, 2013 meeting minutes; Chairman Disciullo 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:

Vincent Mancini	RDA Solicitor Billing	929.77
Daily Local News	Ads	117.58
UCOMP	4 th QTR	97.56
Brite Realty	Board Ups	5,045.91
EnviroSURE	Asbestos Survey	1,728.50
Chester Cty Treasurer	Taxes	1,411.53
Office Depot	Supplies	15.99
Buckley, Brion	Legal	2,774.40
City of Coatesville	Staff Share	1,000.00
Chester Cty Tax	Tax settlement	2,576.07

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

Additions, Deletions and Modifications

Chairman Disciullo added to new Business the Reimbursement of Tax Increment Financing (TIF) Project Costs of Redevelopment Authority – Hotel Office Redevelopment Project

Citizens Comments on Agenda Items

New Business

1. Consider Reimbursement of Tax Increment Financing (TIF) Project Costs of Redevelopment Authority – Hotel Office Redevelopment Project

Mr. Kodumal explained the agreement.

Chairman Disciullo made a motion to approve the reimbursement agreement per recommendation of changes and approval of the solicitor for signature by Chairman; Mr. Folks seconded the motion. Motion passed 4-0.

2. Consider Coatesville Office/Hotel Development RACP Project II

Mr. Kandler made a motion to authorize the Chairman of the Redevelopment Authority of the City of Coatesville to sign the required forms and a cover letter associated with the re-submitted Business Plan for requesting Redevelopment Assistance Capital Program (RACP) grant funds by the Commonwealth's February 6, 2014 deadline; Mr. Folks seconded the motion. Motion passed 4-0.

3. Consider invoice submitted from Pennoni Associates

Chairman Disciullo made a motion to approve the invoice from Pennoni Associates in the amount of \$28,777.50; Chairman Burkholder seconded the motion. Motion passed 4-0.

Mr. Harley entered the meeting at 8:50 pm.

4. Consider Gilfillan settlement for Parcel No. 16-5-112, Property Address 378 Fleetwood Street

Mr. Burkholder announced the property went to settlement.

Chairman Disciullo made a motion to approve and document the settlement for Parcel No. 16-5-112, Property address 378 Fleetwood Street; Mr. Folks seconded the motion. Motion passed 5-0.

5. Consider CCEDC proposal for alternative levels of Economic Development Assistance
The item was not discussed.

Citizens Comments

Zeke Howard

Mr. Howard asked what the RDA paid for 378 Fleetwood. Chairman Disciullo replied \$66,000.

Next Meeting February 18, 2014

Chairman Disciullo announced the next meeting will be held on Tuesday February 18, 2014, due to the holiday falling on Monday.

Adjournment

Mr. Harley made a motion to adjourn the meeting at 9:00 pm; Mr. Kandler seconded the motion. Motion passed 5-00

Respectfully submitted,
Joseph Disciullo, Chairman