



REDEVELOPMENT AUTHORITY MEETING
MAY 19, 2014
7:00 PM

Board Members Present; Joe DiSciullo, Jack Burkholder, Joe Kandler
Board Members Absent: Donald, Folks, Tyrone Harley
Staff Members: Ruthann Mowday
RDA Solicitor: Lou Kodumal

Chairman DiSciullo opened the meeting at 7:00 pm and announced an Executive Session was held earlier this evening to discuss legal, Real estate and personnel.

Approval of Minutes – April 21, 2014

Mr. Kandler made a motion to approve the April 21, 2014 meeting minutes; Vice Chairman Burkholder seconded the motion. Motion passed 3-0.

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	3,299.51
Buckley, Brion,	Legal Fees, Train St	1,317.94
BBD, LLP	2012 Audit	4,000.00

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

Additions, Deletions and Modifications

Chairman DiSciullo made the motion to add item c) DEPG Associates Agreement; d) Asbestos abatement quote

Citizens Comments on Agenda Items

There were no citizens' comments on agenda items at this time.

New Business

a. Receive and consider Growing Greener Grant

Mr. Kandler made a motion to approve the solicitor to request a proposal or quote, from Cedarville Engineering at the firm's municipal rate, to perform an inspection of the Brandywine Dam (i.e. the dam located in the Brandywine near the City's Riverwalk trail) and issue a report which the RDA can submit to PA DEP; Vice Chairman Burkholder seconded the motion. Motion passed 3-0.

b. Receive and consider 109 East Lincoln Highway March and April rent

Chairman DiSciullo made a motion to approve waiving the rent for the month of March and five days of April for 109 East Lincoln Highway; Vice Chairman Burkholder seconded the motion. Motion passed 3-0.

c. Receive and consider DEPG Associates Agreement

Chairman DiSciullo announced a press release on the project will be going out within the next day or two on the project.

Vice Chairman Burkholder made a motion to approve an agreement between the Redevelopment Authority of the City of Coatesville and DEPG Coatesville Associates, L.P, for 101-109 East Lincoln Highway, 117 East Lincoln Highway and 105 East Diamond Street for the Purchase price of \$150,000; to develop 20,000 square feet of commercial retail uses and forty (40) to sixty (60) market rate residential apartments; Mr. Kandler seconded the motion. Motion passed 3-0.

d. Receive and consider acquiring quote for asbestos inspection

Chairman DiSciullo made a motion to acquire a quote for asbestos inspections on the remaining Fleetwood Street properties from Enviroisure; Mr. Kandler seconded the motion. Motion passed 3-0.

Citizens Comments

Joe Leofsky

Mr. Leofsky asked if it was 109 East Lincoln Highway and the lot. Chairman DiSciullo replied yes.

Presentations

a. John Pawlowski, – Projects along Riverwalk and Brandywine Creek

Mr. John Pawlowski made a presentation to the RDA Board regarding the proposed donation of up to three (3) gazebos, i.e., small pavilion structures, to the City of Coatesville, for installation in and along the City's Riverwalk easement area (or a revised easement area), together with the installation of additional walking path improvements. As part of that proposal, Mr. Pawlowski and other citizens are exploring the feasibility of an application to DEP for grants in support of this concept. The RDA Board would like to review the proposed layout of the amended Riverwalk Easement area. It is important that the installation of the gazebos and pathway improvements should not permanently obstruct or impair the ability of the RDA to redevelop the "Flats" property under the Urban Redevelopment Law.

Chairman DiSciullo made a motion to authorize a letter showing the RDA's support of the proposed concept of gazebos and related pathway improvements to be donated to the City and installed within the Riverwalk easement area, or an amended Riverwalk easement area; Vice Chairman Burkholder seconded the motion. Motion passed 3-0.

Chairman DiSciullo announced the next meeting will be held on June 16, 2014.

Chairman DiSciullo made a motion to adjourn the meeting at 7:45 pm; Mr. Kandler seconded the motion. Motion passed 3-0.

Respectfully submitted,
Joseph Disciullo, Chairman