



REDEVELOPMENT AUTHORITY MEETING
JULY 24, 2014
7:00 PM

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

Chairman DiSciullo opened the meeting at 7:10 pm and announced an Executive Session was held earlier this evening to discuss legal, Real estate and personnel.

Approval of Minutes – June 16, 2014

Mr. Kandler made a motion to approve the June 16, 2014 meeting minutes; Chairman Burkholder seconded the motion. Motion passed 3-0-2. Mr. Folks and Mr. Harley abstained from the vote due to their 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:

Vincent Mancini	RDA Solicitor Billing	956.10
Berkeheimer	School Taxes	5,176.23
Envirosure	126 N 4 th Avenue	1,905.00
Brite Realty	376 Fleetwood	84.25
B&V Environment	Asbestos removal	5,216.00
SDL Construction	Demolition	61,030.00

Chairman DiSciullo made a motion to approve the accounts payables; Mr. Harley seconded the motion. Motion passed 5-0.

Additions, Deletions and Modifications

Chairman DiSciullo added new business item c) reassign Liberty Tax agreement; d) modify Envirosure contract; e) Dam inspection.

Presentations

There were no presentations at this time.

Citizens Comments on Agenda Items

There were no citizens' comments on agenda items only.

New Business

- a. Receive and consider Request for Proposal (RFP) for the Flats

Mr. Harley made a motion to approve the Request for Proposal (RFP) for the Flats with revisions made by the Economic Development Council; Mr. Folks seconded the motion. Motion passed 5-0.

- b. Receive and consider purchase of 105 East Diamond Street, Tax Parcel No. 16-5-155E from the City of Coatesville for \$1.00

Chairman DiSciullo asked the Solicitor to draft a letter to the City to request the transfer. Mr. Kodumal stated the letter should refer to the Redevelopment Agreement with DEPG Associates.

Mr. Folks made a motion to approve the purchase 105 East Diamond Street, Tax Parcel No. 16-5-155E from the City of Coatesville for \$1.00; Mr. Kandler seconded the motion. Motion passed 5-0.

- c. Reassign Liberty Tax Lease Agreement

Mr. Folks made a motion to assign the lease for 209 East Lincoln Highway, Liberty Tax, from Nasir and Rehana Abbas to Coatesville Community Cares, LLC; Vice Chairman Burkholder seconded the motion. Motion passed 5-0.

- d. Modify Enviroasure contract

Chairman DiSciullo asked for the asbestos reports to be completed on 120, 134 North 4th Avenue; 330, 332, 334, 336, 338, 340, 342, 344, 346, 376, and 378 Fleetwood Street by Enviroasure. This will conclude reports for all the remaining properties slotted for demolition.

Chairman DiSciullo made a motion to approve modifying Enviroasure Contract on a prorated basis; Mr. Harley second the motion. Motion passed 5-0.

- e. Dam Inspection

Chairman DiSciullo explained the RDA is working to have all information to submit next year for Growing Greener Grant to remove the Dam.

Mr. Harley made a motion to approve the Dam Inspection by Cedarville Engineering Group, LLC, June 11, 2014 proposal for \$2,325.00 with 25% reimbursement of the cost paid by Arcelor Mittel per their Cost Sharing Agreement; Mr. Kandler seconded the motion. Motion passed 5-0.

Citizens Comments

John Pawlowski

Mr. Pawlowski explained he hopes someday his vision on the Riverwalk becomes a reality.

Paul Evans

Mr. Evans explained there is anarchy over the Codes Department. There is no leadership in the matter of hardwiring the smoke detectors. There is one man making all rules and it is taking a lot of time.

Chairman DiSciullo announced the next meeting will be on August 18, 2014.

Adjournment

Mr. Harley made a motion to adjourn the meeting at 7:26pm; Vice Chairman seconded the motion. Motion passed 5-0.

Respectfully submitted,
Joseph Disciullo, Chairman