



**REDEVELOPMENT AUTHORITY MEETING
OCTOBER 20, 2014
7:00 PM**

Board Members Present; Joe DiSciullo, Tyrone Harley, Joe Kandler
Board Members Absent: Jack Burkholder, Donald Folks
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 real estate and litigation.

Approval of Minutes – September 15, 2014

Mr. Harley made a motion to approve the September 15, 2014 meeting minutes; Mr. Kandler 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	652.60
City of Coatesville	Business Privilege	75.00
Daily Local News	Flats RFP Ad	159.14
Pennoni Associates	Consulting Train St.	12,073.61

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

Additions, Deletions and Modifications

Chairman DiSciullo added New Business b) DEPG Coatesville Associates Second Amendment; c) Notice of Default 258 East Lincoln Highway.

Presentations

There were no presentations at the time.

Citizens Comments on Agenda Items

There were no citizens' comments on agenda items.

New Business

- a. Consider a form of site access agreement for the Brandywine Dam

Mr. Kodumal explained the Redevelopment Authority is responsible for 75% of the costs and Arcelor Mittal is responsible for the remaining 25% of the costs per the cost sharing agreement. Chairman DiSciullo explained the inspection of the site will help to move forward with a grant for removing the Brandywine Dam.

Mr. Harley made a motion to approve the site access and license agreement for the Brandywine Dam; Mr. Kandler seconded the motion. Motion passed 3-0.

b. Consider DEPG Coatesville Associates second amendment

Chairman DiSciullo explained DEPG Coatesville Associates has requested an extension on the due diligence period for sixty days to conduct a traffic study.

Chairman DiSciullo made a motion to approve the Second Amendment with DEPG Coatesville Associates extending the due diligence period for sixty days ending on December 17, 2014; Mr. Kandler seconded the motion. Motion passed 3-0.

c. Consider Notice of Default, 258 East Lincoln Highway

Mr. Harley asked which person would be issued the Notice of Default. Would it be the original lessor or the current business owner of Crown Chicken? Mr. Kodumal explained that he will have to review the conditions of the lease and the change of ownership. It depends on how the lease has been written.

Chairman DiSciullo made a motion to approve the Solicitor move forward with the Notice of Default after reviewing the conditions of the lease regarding the change of Business ownership; Mr. Harley seconded the motion. Motion passed 3-0.

Citizens Comments

John Pawlowski

Mr. Pawlowski provided a Riverwalk "Gazebo" update. He provided a copy of drawings with the positions of the Gazebos. The engineers have walked the property and are okay with the positing of the gazebos. The Chief of Police had questioned the safety visibility of the gazebo. After review, the camera would cover the area. He currently has received \$4,100 to date for the project. The gazebos will improve the visibility of the Riverwalk and enhance the Brandywine Creek.

Mr. Kodumal explained the Redevelopment Authority is awaiting a letter from the City of Coatesville changing the requirements of the Riverwalk Agreement to address the positioning of the Gazebos along the Brandywine Creek Riverwalk. Mr. Hamrick announced he will forward the request to the City Manager and Solicitor to fulfill the requirements from the City to move forward.

Chairman DiSciullo announced the next meeting will be November 17, 2014

Adjournment

Mr. Harley made a motion to adjourn the meeting at 7:20 pm; Mr. Kandler seconded the motion. Motion passed 3-0.

Respectfully submitted,
Joseph Disciullo, Chairman