



**REDEVELOPMENT AUTHORITY
MEETING MINUTES
March 21, 2016**

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

Chairman DiSciullo opened the meeting at 8:00 pm and announced an Executive Session was held earlier this evening to discuss real estate, personnel and litigation.

Approval of Minutes –

Vice Chairman DiSciullo made a motion to approve the February 16 meeting minutes; Mr. Harley seconded the motion. Motion passed 3-0. Mr. DiSciullo abstained due to his 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	3,757.40
City of Coatesville	Staff Share 1 st &2 nd Qtr	2,000.00
CRMD FP USA	Postage	11.89
Staples	Office Supplies	30.37
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		\$5,799.66

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

Additions, Deletions and Modifications

Chairman DiSciullo added new business b) 258 Lincoln Highway Lease and c) Phase II Fleetwood Street

Presentations

Mr. DePetris announced the final report from Envirosure should be completed between April 15 and May 15, 2016. The parking garage is an important part of the project. There will be an additional CRP grant asking for \$500k. Two of three of the properties are secure. The request for an amendment to the Zoning Overlay have been submitted. The first lease has been signed with a daycare. The project consists of 30,000 sq. feet of retail and 40 apartments. Working on a HUD108 loan. There are two great restaurants interested in the project. DEPG is meeting with the City every Thursday to discuss the projects.

Citizens Comments on Agenda Items

There were no citizens' comments on agenda items only.

New Business

a. Receive and consider EnviroSure Invoices

Chairman DiSciullo made a motion to approve submittal of the EnviroSure invoices received to date for payment processing. subject to 10% retainage as set forth in the Contract, with additional instructions to provide Cedarville Engineering's review Memos to EnviroSure and establish with EnviroSure a Memorandum of Understanding that covers future work, including: 1) sampling the existing well network prior to installation of new wells; 2) survey of existing wells to understand the groundwater flow direction; and 3) treatment of drilling water drums for discharge onsite: Mr. Harley seconded the motion. Motion passed 4-0.

b. Receive and consider lease for 258 East Lincoln Highway

Mr. Kandler made a motion to approve a 16 month lease for with Paul Lamb for 258 East Lincoln Highway at \$650 per month (12 months); Vice Chairman Burkholder seconded the motion. Motion passed 4-0.

c. Receive and consider Phase II Fleetwood Street

Mr. Harley made a motion to extend the Pennoni firm's contract with the Phase 2A Amendment through March 2017 for a Project Total of \$296,168 (calculated as Labor Total of \$270,168 + ODC Total of \$26,000), conditioned upon PennDOT funding; Mr. Kandler seconded the motion. Motion passed 4-0.

Vice Chairman Burkholder asked for a meeting with Pennoni to discuss problems. A meeting has not been held lately to develop a strategy.

Citizens Comments

Fran Scamuffa

Ms. Scamuffa asked for the guard shack on the flats to be torn down. She asked to possibly put plants on top of the wall to make it look better around the flats.

Vice Chairman Burkholder announced some of the fencing on Fleetwood Street and 4th Avenue is down due to the weather. He asked for sandbags and chains to be put up to keep it anchored down.

Chairman DiSciullo announced the next meeting will be on April 18, 2016.

Adjournment

Mr. Harley made a motion to adjourn the meeting at 8:50pm; Mr. Kandler seconded the motion. Motion passed 4-0.