



**REDEVELOPMENT AUTHORITY
MEETING MINUTES
April 18, 2016**

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

Chairman DiSciullo opened the meeting at 7:20 pm and announced an Executive Session was held earlier this evening to discuss real estate, personnel and litigation.

Approval of Minutes –

Mr. Harley made a motion to approve the March 21, 2016 meeting minutes; Mr. Kandler seconded the motion. Motion passed 4-0-1. Mr. Folks 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	2,442.27
City of Coatesville	Business Privilege	75.00
Cedarville Eng.	Engineering	1,009.25
Abel Fence	Fleetwood – Train St.	9980.00
<u>BBD, LLP</u>	<u>Audit</u>	<u>8,000.00</u>
		\$21,506.52

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

Presentations

There were no presentations at this time.

Citizens Comments on Agenda Items

Steve Lurch

Mr. Lurch estimated the cost for repairing the sidewalk around the GO Carlson Building (Church and Lincoln Highway) to be in the ballpark of \$45,000 for 2,788 square feet.

New Business

- a. Receive and consider “DEPG Coatesville Associates, LP – proposed Eighth Amendment” to extend only the Due Diligence period for to June 20, 2016 for the RDA-owned properties at 101-109 East Lincoln Highway, 113 a/k/a 117 East Lincoln Highway, and 105 East Diamond Street, and the properties that DEPG Coatesville presently owns or has under agreement of sale.

Mr. Kandler made a motion to approve consider “DEPG Coatesville Associates, LP – proposed Eighth Amendment” to extend only the Due Diligence period for to June 20, 2016 for the RDA-owned properties at 101-109 East Lincoln Highway, 113 a/k/a 117 East Lincoln Highway, and 105 East Diamond Street, and the properties that DEPG Coatesville presently owns or has under agreement of sale; Mr. Harley seconded the motion. Motion passed 5-0.

- b. Receive and consider approval for Executive Director to sign all legal documents the board has approved.
Chairman DiSciullo made a motion to approve a Resolution in the absence and unavailability of the Chairman, the Executive Director of the Redevelopment Authority, Michael Trio, is authorized to sign contracts and applications for matters approved by the Board and subject to the Solicitors review and approval as to form; Mr. Folks seconded the motion. Motion passed 5-0.
- c. Receive and consider request to the City to defer accrued interest payable to the City of Coatesville as of December 31, 2016
Mr. Kandler made a motion to ratify the deferment of accrued interest payable to the City of Coatesville as of December 31, 2016; Mr. Folks seconded the motion. Motion passed 5-0.
- d. Receive and consider final 2015 Audit
Chairman DiSciullo made a motion to accept the 2015 final Audit; Mr. Folks seconded the motion. Motion passed 5-0.
- e. Receive and consider Downtown Revival Maintenance
The board tabled the item until the next meeting.
- f. Receive and consider Pennoni Pahase2b Amendment
Mr. Harley made a motion to approve the Pennoni Phase 2b amendment for the gauntlet track in the amount of \$2,330,875 subject to Penndot Approval; Mr. Folks seconded the motion. Motion passed 5-0.

Citizens Comments

Paul Evans

What is the maintenance for the properties? Are there any records that show the easement of the property known as GO Carlson.

Kate Ferguson

Ms. Ferguson asked for space to paint a mural. The Board directed her to City Council.

Fran Scamuffa

Ms. Scamuffa inquired if Vice Chairman Burkholder is still a member of the Vacant Space Committee. Vice Chairman explained that the Committee was told by the solicitor that they do not have authority. Mr. Trio announced Mr. Mulderig and Mr. Aldermann are getting an inventory of the vacant properties.

Chairman DiSciullo announced the next meeting will be May 16, 2016.

Mr. Harley made a motion to adjourn the meeting at 8:10 pm; Mr. Folks seconded the motion. Motion passed 5-0.