

**MINUTES OF THE MEETING OF THE REDEVELOPMENT AUTHORITY OF THE  
CITY OF COATESVILLE (RDA) HELD ON MARCH 20, 2017  
AT COATESVILLE CITY HALL**

Board Members Present:

Joseph DiSciullo, Jack Burkholder, Donald Folks, Tyrone Harley, Joe Kandler

Board Members Absent:

Staff Members:

RDA Solicitor:

Louis M. Kodumal, Esq.

Chairman Joseph DiSciullo opened the public meeting at 7:02 pm and announced that the Public Meeting had been immediately preceded by an Executive Session of the RDA Board to discuss attorney-client privileged and confidential matters involving real estate, contract negotiation, and personnel subjects.

**Approval of Minutes**

Joseph DiSciullo made a Motion to approve the Minutes of the February 21, 2017 RDA Public Meeting with the correction(s) of changing “January 17, 2017” to “February 21, 2017” at the top of the first page of the February 21, 2017 Meeting Minutes.

Joe Kandler seconded the Motion. Motion passed by a 4-0 vote, with Donald Folks abstaining.

Joseph DiSciullo made a Motion to approve the March 6, 2017 RDA Special Public Meeting Minutes as submitted. The Special Meeting of the RDA Board held that evening at Coatesville City Hall was conducted for the Board to approve the inclusion of revised language for the Redevelopment Agreement – Lease with Option to Purchase of KAI CannaPharm, Inc.

Joe Kandler seconded the Motion to approve the Minutes of the Special Meeting held on March 6, 2017. The Motion passed by a 5-0 vote.

## **Approval of Account Payables**

The proposed Account Payables were included in the materials provided in advance to the RDA Board members by the RDA's Administrative Assistant prior to the Public Meeting.

Tyrone Harley made a Motion to approve the Accounts Payables as presented to the RDA Board.

Donald Folks seconded the Motion. Motion passed by a 5-0 vote.

## **Additions, Deletions, and Modifications**

There was an inadvertent typographical error in the paragraph sequence and numbering of matters listed for "New Business" in the materials provided in advance to the RDA Board members. The corrected numbering of matters for New Business, in addition to the inclusion of the request of the RDA's Auditor, can be found below under New Business.

## **Presentations**

There were no Presentations before the Board.

## **Citizens Comments on Agenda Items**

There were no citizens' comments on Agenda items.

## **New Business**

- (1) Consider EnviroSure contract modification request for Release of 10% Retainage for environmental assessment services

Joseph DiSciullo made a Motion to approve the release of Retainage of \$9,451.07 to EnviroSure for the DEPG Coatesville Gateway redevelopment project, conditioned upon confirmation to the RDA Solicitor that EnviroSure has provided all data and documents requested from EnviroSure to the RDA, Cedarville Engineering, and DEPG's environmental consultants.

Donald Folks seconded the Motion. The Motion passed by a vote of 5-0.

- (2) Consider EnviroSure invoices e-mailed to RDA February 7, 2017 for time and expenses through January 27, 2017 for DEPG Coatesville Gateway project;

- a. Invoice 11071-A-24

Invoice 11071-A-24 (\$7,625.00) was billed by EnviroSure for expenses for the preparation of the Draft Remedial Investigation Report. However, the amount budgeted by EnviroSure for completion of Task 7.0 – Report Preparation was \$6,082.50.

Joseph DiSciullo made a Motion to approve submission to the Commonwealth for ISR grant funds for payment for report preparation services consistent with the amount budgeted by EnviroSure for completion of this task, and not the \$7,625.00 amount of Invoice 11071-A-24 as billed by EnviroSure, unless EnviroSure justifies the additional expenditure with supporting documentation and explanation to the RDA's satisfaction.

Joe Kandler seconded the Motion. The Motion passed 5-0.

b. Invoice 11071-A-25

Administrative costs are part of EnviroSure Task 1.0 – Ongoing Project Management and Project Support, and are not eligible for payment through the Commonwealth's ISR grant. Cedarville Engineering has noted that including this invoice 11071-A-25 (\$292.00), the total amount billed for this task is \$2,370.00, while the budgeted amount for this task is \$1,470.00.

Joseph DiSciullo made a Motion to refer this to EnviroSure to explain and justify the costs exceeding the budgeted amount for this task and provide supporting documentation.

Joe Kandler seconded the Motion. The Motion passed 5-0.

(3) Consider EnviroSure invoices e-mailed March 7, 2017 for time and expenses through February 24, 2017 for DEPG Coatesville Gateway project

a. Invoice 11071-A-26

Invoice 11071-A-26 in the amount of \$84.00 was submitted by EnviroSure for expenses for the preparation of the Draft Remedial Investigation Report, which is part of Task 7.0 – Report Preparation, which has a budgeted amount of \$6,082.50 for report preparation.

Joseph DiSciullo made a Motion to refer this to EnviroSure to explain and justify the costs exceeding the budgeted amount for this task and provide supporting documentation.

Joe Kandler seconded the Motion. The Motion passed 5-0.

b. Invoice 11071-A-27

Invoice 11071-A-27 in the amount of \$157.00 was submitted by EnviroSure for expenses for administrative costs associated with this phase of the contract which are part of Task 1.0 – Ongoing Project Management and Project Support. Cedarville Engineering has noted that including this invoice, the total amount for this task is \$2,527.00, while the budgeted amount for this task is \$1,470.00.

Joseph DiSciullo made a Motion to refer this to EnviroSure to explain and justify the costs exceeding the budgeted amount for this task and provide supporting documentation.

Joe Kandler seconded the Motion. The Motion passed 5-0.

(4) Consider Cedarville Engineering proposal for inspection of Brandywine Dam

Donald Folks made a Motion to approve the March 20, 2017 Proposal submitted by Cedarville Engineering for inspection of the Brandywine Dam at a cost of \$2,375.00, contingent upon ArcelorMittal Review and approval of the Proposal under the Cost-Sharing Agreement between the parties.

Jack Burkholder seconded the Motion. The Motion passed 5-0.

The RDA Board directed the Solicitor to request that Cedarville Engineering prepare a separate Proposal for assisting the RDA with grant application services to seek funding and assistance for planning and undertaking the removal of the Brandywine Dam, such Proposal to be considered by the RDA Board at a future Public Meeting.

(5) Consider request to the Coatesville City Council that the City allow the principal and interest on the RDA's Note to the City be Deferred

At the suggestion of the RDA Auditor, Carl Hogan, the RDA Board considered asking City Council to approve the deferral of principal and interest payments on the RDA's Note held by the City to be deferred until December 31, 2017. Tyrone Harley made a Motion for that request to be submitted to the City Council.

Joe Kandler seconded the Motion. The Motion passed 5-0.

**Citizens Comments**

There were no citizens' comments offered.

**Adjournment**

The RDA Board adjourned at 7:30 pm