



Redevelopment Authority Meeting
City Hall Place
April 19, 2021
6:30 pm

Board Members Present: Joseph DiSciullo, Jack Burkholder, Ricky Campbell, Tyrone Harley, Joseph Kandler
Board Members Absent:
Staff Members: Ruthann Mowday
RDA Solicitor: Lou Kodumal

Chairman DiSciullo announced the RDA held an executive session meeting prior to this meeting to discuss real estate matters, contractual negotiations and attorney client privileged matters.

Approval of Minutes

Mr. Campbell made a motion to approve the March 15, 2021 meeting minutes with any necessary revisions or corrections; Vice Chairman Burkholder seconded the motion. Motion passed 5-0.

Approval of Accounts Payable

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	3,631.88
21 st Century Media	Meeting Ad	125.47
Pennoni Assoc.	TS Retainage	785,505.80
Reserve Account	Postage	72.03
City of Coatesville	Business Privilege Tax	75.00
Competitive Communities	Contracted Services	1,300.00
UCOMP	Prior year	168.41
<u>ECON Partners</u>	<u>Grant Writing</u>	<u>3,000.00</u>
		\$793,878.60

Mr. Kandler made a motion to approve the accounts payables; Mr. Harley seconded the motion including additional bill of \$750.00 for Manito Title. Motion passed 5-0

Additions, Deletions and Modifications

There were no additions, deletions or modifications at this time.

Presentations

a. 731-733 East Lincoln Highway

Mr. Andre Austin announced Lot Ventures is interested in developing on 731-733 East Lincoln Highway. We're looking to make probably a two or three story building there, first floor will be commercial mixed-use space, maybe like a Dunkin Donuts, karate, boxing or maybe a yoga studio or something like that. The top floors would be

residential. I reached out to Tom and forwarded him an agreement. There was an error on the agreement regarding the sewer system or something like that. Chairman DiSciullo explained there is no water or sewer presently on the site. Mr. Austin stated he did not want to bring the traditional pizza shop and chicken shop as there are too many here already. The parking would be in the back. I also own a property right behind the building where I could have additional parking. Vice Chairman Burkholder asked about the timeline for the project. It currently shows the project not completed until 2025 which seems like a long time to do this type of project. Mr. Austin explained that they are not sure how long it would take to acquire the property, have site control, drawing plans or anything of that sort. We do not have anything like that done yet because we have no site control or anything of the property. The completion would be between 2022 and 2025 depending on due diligence and zoning approvals.

Mr. Rakesh Kumar announced he is interested in the lot located at 731-733 East Lincoln Highway. The plan here is to put in two retail stores on the bottom floor and 4 apartments on the second floor. The plan is to have it completed within three years. One of the businesses on the first floor would be a cell phone store which I would run. There would be parking on the back side on the Diamond Street side. There is no financing issue as I already have the line of credit for the project.

Chairman DiSciullo thanked both gentlemen for coming and giving their presentation for their projects. We will discuss this with Brite Realty and we'll probably be able to either make a decision or not by the next meeting.

Citizens Comments on Agenda Items

There were no citizens comments at this time.

New Business

- a. Receive and consider approval of renewal contract for 4Ward planning preparation of Benefit Cost analysis (BCA) for 2021 US DOT Build Grant application for the Tran Station Parking Garage

Chairman DiSciullo made a motion to approve the renewal contract for 4Ward planning preparation of Benefit Cost analysis (BCA) for 2021 US DOT Build Grant application for the Tran Station Parking Garage not to exceed \$5,000 and subject to solicitor review; Vice Chairman seconded the motion. Motion passed 5-0.

- b. Receive and consider approval for raising RDA financing consent for redeveloper borrowing for 204-206 East Lincoln Highway redevelopment project, from previously approved \$150,000 to \$600,000

Mr. Kandler made a motion to approve the approval raising RDA financing consent for redeveloper borrowing for 204-206 East Lincoln Highway redevelopment project, from previously approved \$150,000 to \$600,000 after current outstanding expenses have been paid; Mr. Harley seconded the motion. Motion passed 5-0.

- c. Receive and consider approval of an Escrow Agreement among Coatesville RDA, LandServicesUSA, and IDG Development, regarding the Deposit from IDG for the NSEC redevelopment project

Vice Chairman Burkholder made a motion to approve an Escrow Agreement among Coatesville RDA, LandServicesUSA, and IDG Development, regarding the Deposit from IDG for the NSEC redevelopment project; Chairman DiSciullo seconded the motion. Motion passed 5-0.

- d. Receive and consider change order for Pennoni Associates for added track work

Mr. Campbell made a motion to approve a change order for Pennoni Associates for added track work for \$500,000 to be reimbursed by PennDOT; Mr. Harley seconded the motion. Motion passed 5-0.

Citizens Comments

There were no citizens comments at this time.

Chairman DiSciullo announced the next meeting will be on May 17, 2021

Adjournment

Mr. Harley made a motion to adjourn the meeting at 7:01 pm; Mr. Campbell seconded the motion. Motion passed 5-0.