



Redevelopment Authority Meeting
City Hall Place
May 17, 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

Vice Chairman Burkholder made a motion to approve the April 19, 2021 meeting minutes with any necessary revisions or corrections; Mr. Campbell 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	1,860.06
21 st Century Media	Meeting Ad	115.11
Office Depot	Supplies	122.64
<u>ECON Partners</u>	<u>Grant Writing</u>	<u>3,000.00</u>
		\$5,097.81

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

Additions, Deletions and Modifications

Chairman DiSciullo added new business a) Approval of operation maintenance plan for the RAISE application; b) RDA audit for year-end December 31, 2020; c) Approve combination Resolution for DOT grant required by PennDOT; d) Authorize solicitor to pursue title for Office property back to the RDA away from Coatesville Office Associates.

Presentations

There were no presentations at this time.

Citizens Comments on Agenda Items

There were no citizens comments on agenda items at this time.

Informational Items

- a. 190 West Lincoln Highway
190 West Lincoln Highway did get their Certificate of Occupancy. I have not seen any anyone moving into the building yet but they do have their certificate occupancy so if you haven't been by there please drive by you know and uh take a look at it, it's beautiful.

b. IDG Development – NSEC Project/Flats

Chairman DiSciullo explained we have received some information from NSEC on the Flats project. They submitted some information. They are required to with the monthly reports. They will be working by July 15th on the Riverwalk easement like that's between the developer and the City. They are also working with the city and expect to have it done by August 1st on some ordinance issues. They are working with both the City and Valley Township on Ordinance issues again by August 1. As is when they expect approval they expect to get zoning approval from the City by October 1st Zoning Approval from Valley Township by August 1, 2021. The rear property of the property has a three-acre parcel that is part of Valley Township. They expect to have Stormwater Management approval by January 5th of 2022 from Both the City and Valley Township and expect to have all the utility approvals from the City and the Valley Township by February 1, 2022. The anticipate having the necessary highway permits for both the City and Valley Township and expect by March 1 to have a building permit the environmental approvals are going to be based on their due diligence. I guess they have to do some additional studies before they can give us a date when they anticipate having that completed their ongoing expected timeline for funding commitments the philanthropical piece that they have is they've early support from cycling enthusiasts. They expect to have renderings later this month to be able to show potential investors and supporters public financing. They expect by the end of May or early June to have a list of what public money they would like to go after debt financing. They have talked to several their banks and they are revising their pro form at this time their private and equity capital. They expect to work on that in the second quarter and that is once they have the renderings and so forth to be able to show potential investors.

c. Brandywine Dam

We did get an update the Brandywine Dam. I passed the information along to Todd's tree service so he can contact the gentleman at Cleveland to get access in there to get those trees. I will follow up with him and see when he plans on doing that work.

New Business

a. Receive and consider approval of the Operation Maintenance Plan for the RAISE Application

Vice Chairman Burkholder made a motion to approve the operation maintenance Plan for the RAISE Application; Mr. Kandler seconded the motion. Motion passed 5-0.

The Operating and Maintenance plan for the proposed garage, which needs to be included in the BUILD Grant/RAISE application grant to try to get the funding we need to build garage.

b. Receive and consider RDA audit for year-end December 31, 2020

Mr. Harley made a motion to approve the RDA audit for year end December 31, 2020; Chairman DiSciullo seconded the motion. Motion passed 5-0.

c. Receive and consider the Combo Resolution for DOT Grant required by PennDOT

Mr. Kandler made a motion to approve the Combo Resolution for DOT Grant required by PennDOT; Mr. Campbell seconded the motion. Motion passed 5-0.

The Resolution is required by PennDOT, basically it's authorizing the Chairman and the Vice Chairman of the RDA to submit the invoices to DOT grants and that's how we get

reimbursed for the work the Pennoni and other contractors do on the train station and so forth.

- d. Authorize the RDA Solicitor to pursue title for Office Property back to the RDA and away from Coatesville Office Associates.

Mr. Harley made a motion to approve the RDA solicitor to pursue the title for the office property back to the RDA and away from Coatesville Office Associates; Vice Chairman Burkholder seconded the motion. Motion passed 5-0.

Citizens Comments

There were no citizens comments at this time.

Chairman DiSciullo announced the next meeting is June 21, 2021

Chairman DiSciullo announced 1st Avenue is moving along nicely. They were in there doing some blacktopping today and I think James had told us before that it would be September before its completed but that's moving forward. I'm not certain on 204-206 East Lincoln Highway. I haven't heard anything about how they are making out with the restaurant axe throwing club. Mr. Logan will look into if any permits have been issued for the project with the City.

Mr. Kodumal explained he will forward the Resolution through signdoc for esignatures from the Chairman and Vice Chairman tomorrow.

Adjournment

Mr. Harley made a motion to adjourn the meeting at 6:45 pm; Mr. Campbell seconded the motion. Motion passed 5-0.