



Redevelopment Authority Meeting
City Hall Place
August 16, 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. Harley made a motion to approve the July 19, 2021 meeting minutes with any necessary revisions or corrections; Mr. Kandler 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	1,676.43
Onsight 501	Tablets, rack	2,586.00
21 st Media	Advertisement	122.88
<u>ECON Partners</u>	<u>Grant Writing</u>	<u>3,000.00</u>
		\$7,385.31

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

Additions, Deletions and Modifications

Chairman DiSciullo deleted new business d) Consider additional RDA financing consent for Mark Lane.

Presentations

a. 3rd and Lincoln Redevelopment Project – Susan Springsteen

Ms. Springsteen presented a Retail and Design Concept Plan for 300 East Lincoln Highway. The design concept plan showed a proposed 2 story building 8,000 sf/floor total of 16,000 sf including 16,000 sf including drive through and 34 parking spaces. Commercial area with Mixed Use Overlay – 1 space 500 sq. feet. Propose 3 floors of 8,000 sf/floor total. Total parking required 48 spaces. 34 spaces in concept plan. 10 additional spaces from elimination of 3rd Avenue entrance and 4 spaces from on street parking. The proven team is Proudfoot Capital and J.G. Petrucci: proven developer and Design Build Team. There is private funding in place. The design that respects Coatesville’s History while Embracing Coatesville Future.

Citizens Comments on Agenda Items

There were no citizens comments at this time.

New Business

- a. Consider presentation of David Wilson/Proudfoot Investments XI for 3rd and Lincoln potential redevelopment project
Chairman DiSciullo made a motion to approve a 45-day extension to develop a façade plan and Redevelopment Agreement; Mr. Campbell seconded the motion. Motion passed 5-0.
- b. Consider approving Resolution for establishing guidelines for the process of citizen input, presentations and public comments during public meetings
Mr. Kandler made a motion to approve a Resolution for establishing guidelines for the process of citizen input, presentations and public comments during public meetings; Mr. Harley seconded the motion. Motion passed 5-0.
- c. Consider approval of 2nd Amendment to Lease with Michels
Chairman DiSciullo made a motion to approve 2nd Amendment to lease with Michels conditioned upon approval from NSEC; Vice Chairman Burkholder seconded the motion. Motion passed 5-0.
- ~~d. Consider additional RDA financing consent for Mark Lane~~
- e. Receive and consider approval of invoice to Onsite 501 Cloud for meeting room Zoom equipment and setup
Mr. Harley made a motion to approve an invoice to Onsite501 Cloud for meeting room Zoom equipment and setup; 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 will be September 20, 2021

Adjournment

Mr. Harley made a motion to adjourn the meeting; Mr. Campbell seconded the motion. Motion passed 5-0.