



Redevelopment Authority Meeting  
City Hall Place  
June 21, 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 May 17, 2021 and June 3, 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	3,243.51
21 <sup>st</sup> Century Media	Meeting Ad	115.11
4Ward Planning	Cost Analysis	6,000.00
A Stevens Krug	Oper & Mgmt	14,400.00
BBD, LLP	2020 Audit	10,000.00
ECON Partners	Grant Writing	3,000.00
		<u>\$36,758.62</u>

Mr. Campbell made a motion to approve the accounts payables with the addition of \$6,000 payment to 4Ward Planning; Vice Chairman Burkholder seconded the motion. Motion passed 5-0

**Additions, Deletions and Modifications**

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

**Presentations**

a. 733 East Lincoln Highway

Mr. Kumar stated he has not yet met with the City to discuss his project. He will involve his architect to summarize a proposal. I am ready to buy this one and build a two-story building. I can do that in two and a half years. There is no tenant yet for the commercial property. Thinking maybe a wireless store like T-Mobile and a barber shop. There will be maybe four two-bedroom apartments. Chairman DiSciullo explained the Authority would like to have more detail on the project at the next meeting.

b. 3<sup>rd</sup> Avenue and Lincoln Highway

Mr. Weinman stated he is a real estate broker who represents a preferred developer for Dollar General Corporation and I represent Pentex Ventures. They've built over 160 of these stores. Pentax Ventures is a top-rate developer and they build a great store. The City would be very pleased with what we're going to present. They would like to purchase the 300 East Lincoln Highway site. We are comfortable that with our experience that we can build a nice store here. The building would have a corner entrance at this particular location in Coatesville. It's just not a metal building. It's all masonry ifis and glass. It's an attractive building. The trash area will be enclosed with fencing. No one will see any trash dumpsters or anything like that. We look to take good care of the of the property. The interior view shows 9,100 square feet. The largest retail store in the Coatesville area. Over 3100 square feet of this is devoted to groceries. There is health and beauty aids, everyday home needs, light bulbs, electrical supplies, laundry supplies, makeup clothing for children, men and women. The prices are excellent. There are weekly specials in different things bringing customers into the market.

Our goal is serving others and when we come into a community, we mean to just do just that we'll be looking we'll be using local contractors, hiring local people, you know, this is a very positive thing for everybody in the community. The benefits that this development would make we would create 12 to 14 full and part-time jobs for local residents. The building would increase the tax base for the City, County and the School. It will transform the vacant lot into a modern building with free parking.

**Citizens Comments on Agenda Items**

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

**New Business**

a. Receive and consider Benefit Cost Analysis from 4WARD Planning

There was no action taken as invoice was approved during payables.

**Citizens Comments**

There were no citizens comments at this time.

Chairman DiSciullo announced the next meeting will be held at City Hall on July 19, 2021

**Adjournment**

Mr. Harley made a motion to adjourn the meeting at 7:09 pm; Chairman DiSciullo seconded the motion. Motion passed 5-0.