



Redevelopment Authority Meeting  
City Hall Place  
September 20, 2021  
6:30 pm

Board Members Present; Joseph DiSciullo, Jack Burkholder, Ricky Campbell, Tyrone Harley,  
Board Members Absent: Joseph Kandler  
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 August 16, 2021 meeting minutes with any necessary revisions or corrections; Mr. Harley seconded the motion. Motion passed 4-0.

**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	2,001.69
Onsight 501	Tablets, rack	909.00
City of Coatesville	Staff Share	1,000.00
UCOMP	2 <sup>nd</sup> & 3 <sup>rd</sup> Quarter	233.28
<u>ECON Partners</u>	<u>Grant Writing</u>	<u>3,000.00</u>
		\$7,143.97

Vice Chairman Burkholder made a motion to approve the accounts payables; Mr. Harley seconded the motion. Motion passed 4-0.

**Additions, Deletions and Modifications**

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

**Presentations**

a. 300 East Lincoln Highway – David Wilson

Mr. Wilson provided the Authority with an overview of the project. It will be a proposed 8,000 sq. foot three floor building with office space on the upper floors with a proposed drive thru canopy and proposed remote detached canopy. The parking lot has proposed 17 parking spaces. First floor will have a bank and retail space, second floor bank offices and the third-floor office space for rent/lease. It will take two to three months for the design approval. There is currently a verbal agreement for the property/parking lot behind the lot at 300 East Lincoln Highway which will eb 52 parking spaces. The price of \$300,000 was proposed for the property.

b. IDG Development

The proposed master plan is for total site acreage of 13.3 acres, 144,828sf for Velodrome. 40,000 sf for performance and sq. ft. for performance is to be determined. The Velodrome proposes 200M Velodrome track, 3,000 arena seating, infield events area and trackside restaurant. Indoor fieldhouse proposes 4 basketball courts, 8 volleyball courts, performance training and tenant lease space. The performance center proposes sports medicine lease space, physical therapy lease space, performance training and a cycling studio. The entertainment center proposes laser tag arcade, video arcade center, climbing structure and soft play area. A mural is planned by a local artist Dane Tighman of community members. The development team has repositioned with the departure of Josh Burrell, Activated Capital and will be provide by Rick Mayer/Cherry Creek Family Offices.

### **Citizens Comments on Agenda Items**

There were no citizens comments at this time.

### **Informational Items**

a. Coatesville Train Station

Chairman DiSciullo announced the bids for the Train Station bids have been pushed back tow weeks due to a lot of questions on the contract. The extended time will not affect the timeline of the project.

### **New Business**

a. Receive and consider authorization to allow RDA Solicitor to negotiate and prepare settlement agreement, subject to RDA Board review and approval.

Chairman DiSciullo made a motion to authorize the Solicitor to negotiate with Coatesville Inn Associates and prepare a settlement Agreement, subject to RDA Board review and approval; Mr. Campbell seconded the motion. Motion passed 4-0.

b. Receive and consider monthly commission of 4% to Brite Realty for renewal/extension of month to month Michels lease on the Flats.

Mr. Harley made a motion to approve the monthly commission of \$5 to Brite Realty for renewal/extension of month to month Michels lease on the Flats; Vice Chairman Burkholder seconded the motion. Motion passed 4-0.

c. Consider action on 300 East Lincoln Highway presentation

Chairman DiSciullo made a motion to approve the Solicitor to begin the Redevelopment Agreement on 300 East Lincoln Highway with the sale price of \$300,000; Mr. Harley seconded the motion. Motion passed 4-0.

d. Consider action on IDG Development presentation

Chairman DiSciullo made a motion to approve IDG Development to change principals from Josh Burrell, Activated Capital to Crosby Wood; David Chauner; Rick Mayer, Cherry Creek Family Offices with the understanding of providing the RDA with more information; Mr. Harley seconded the motion. Motion passed 4-0.

**Citizens Comments**

There were no citizens comments at this time.

Chairman DiSciullo announced the next meeting October 18, 2021

**Adjournment**

Mr. Harley made a motion to adjourn the meeting; Mr. Campbell seconded the motion. Motion passed 4-0.