



Redevelopment Authority Meeting  
City Hall Place  
November 15, 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**

Vice Chairman Burkholder made a motion to approve the October 18, 2021 meeting minutes with any necessary revisions or corrections; Mr. Campbell 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	5,360.08
<u>ECON Partners</u>	<u>Grant Writing</u>	<u>3,000.00</u>
		\$8,360.08

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

**Additions, Deletions and Modifications**

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

**Presentations**

There were no presentations at this time.

**Citizens Comments on Agenda Items**

There were no citizens comments at this time.

**Informational Items**

- a. Coatesville Train Station Ground Breaking Ceremony

Chairman DiSciullo announced the Governor attended the Train Station Ground Breaking Ceremony. Some City Council members were present along with RDA members. It was a very well attended event.

b. RDA Financing Consent Letter for Mark Lane, LLC

Chairman DiSciullo announced Mark Lane has received the financing so they can move forward with the restaurant one side and ax throwing on the other side. The building is the old Records building located at 204-206 East Lincoln Highway.

### **New Business**

a. Consider extension of ECON Partners Contract

Mr. Harley made a motion to extend the contract with ECON Partners until October 2022; Mr. Campbell seconded the motion. Motion passed 4-0.

b. Consider City LERTA Ordinance amendment

Item was tabled until further notice.

c. Consider authorizing Settlement Agreement and Mutual Release among RDA, Commonwealth of PA/PA DCED, Coatesville Inns Associates and related Coatesville Entities, subject to RDA Solicitor's satisfactory review and signature by the RDA's Chair or Vice-Chair in the event of absence or unavailability of the RDA Chair.

Chairman DiSciullo made a motion to authorizing Settlement Agreement and Mutual Release among RDA, Commonwealth of PA/PA DCED, Coatesville Inns Associates and related Coatesville Entities, subject to RDA Solicitor's satisfactory review and signature by the RDA's Chair or Vice-Chair in the event of absence or unavailability of the RDA Chair; Mr. Harley seconded the motion. Motion passed 4-0.

d. Consider authorizing Notice letter to Taxing Authorities re: Restoration of Hotel TIF Escrow Payments.

Mr. Campbell made a motion authorizing Notice letter to Taxing Authorities re; Restoration of TIF Escrow payments; Vice Chairman Burkholder seconded the motion. Motion passed 4-0.

e. Consider 2022 Meeting Schedule

Chairman DiSciullo made a motion to approve the 2022 RDA Meeting Schedule; Mr. Harley seconded the motion. Motion passed 4-0.

### **Citizens Comments**

Michael Gill

Mr. Gill, Counsel for IDG Development, the developer for the Flats Project announced there's a lot happening with the project. You are going to hear a lot about the project moving forward over the next few weeks, including an appearance before City Council to address and questions or comments that help to keep the ball rolling. We have been submitting the monthly reports

which detail the ongoing capital activities associated with the project. What bring us here this evening as we did not intend to give a presentation to the RDA Board this evening, but in light of the news which broke earlier today, which I'm going to assume everybody is familiar with. I'm certainly not going to characterize that news in any way, we thought it was important for us to come before you and give you an update on the membership interest transfer agreement which you considered and approved a couple months back. The agreement was to remove the former participant, Activated Capital in IDG Development. The membership interest transfer agreement did in fact close, it closed this morning, we received confirmation this afternoon. It is important that the City Government and City community to know that the project remains in good hands and is moving forward. There are due diligence activities happening on a regular basis.

Chairman DiSciullo announced the next meeting is December 20, 2021

### **Adjournment**

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