



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

Board Members Present; Joseph DiSciullo, Jack Burkholder, Joseph Kandler, Tyrone Harley
 Board Members Absent: Ricky Campbell
 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

Chairman DiSciullo made a motion to approve the November 15, 2021 meeting minutes with any necessary revisions or corrections; Vice Chairman Burkholder seconded the motion. Motion passed 3-0-1. Mr. Kandler abstained due to his absence at the last meeting.

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	3,262.74
City of Coatesville	Staff Share 1 st Qtr.	1,000.00
Office Depot	supplies	54.58
UCOMP	4 th Qtr. 2021	116.64
21 st Century Media	Advertisement	96.98
ECON Partners	Grant Writing	3,000.00
		<u>\$7,530.94</u>

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

Additions, Deletions and Modifications

Chairman DiSciullo announced with the full approval of the board adding new business g; Consider Letter of Support from RDA for IDG & CCEDC application for U.S. Department of Commerce, Economic Development Administration Travel, Tourism and Outdoor Recreation Grant for NSEC redevelopment project. The amended agenda with the change will be posted on the front door and website within 24 hours of the meeting.

Presentations

a. IDG Development – Crosby Wood

Mr. Crosby wished everyone a good evening. The EDA which is a federal agency approached the Economic Development Council a couple of months ago regarding trying to replace jobs specifically related to the Lockheed Martin pullout of the market. They requested that a potential a list of potential projects in the greater Coatesville, Chester County area. One of those projects that kind of quickly bubbled to the surface was our project. The EDC led by Mary Francis, initiated the grant which hopefully everybody can imagine is probably six feet deep of paperwork. It became quite clear that we needed additional support with this we've engaged another firm north of DC, who has been advising us on how best to position this. The reason for the kind of quick request is that it came to light that we needed either the RDA or the EDC as the lead applicant. In further due diligence, it became apparent to us that not only do we need one organization a non-profit a municipally related organization like either one of those organizations but they also needed to have a fair amount of staffing and expertise and experience in this type of space. That is why we agreed internally that the EDC should play point but at the same time, the RDA will be instrumental in its support. In collaboration with this, we would basically take the lead and do all the heavy lifting and keep the RDA abreast of our progress. The application deadline is the end of January. The general timeline is that they will look to approve these, and want the money deployed before the fiscal year end which is the end of September 30th. The timeline, well I think we all appreciated timeline continues to be aggressive timeline on our end. It meets and matches our timeline so that's why we feel while we have a fair amount of time here, it meets our timeline and therefore it's worthy of our devoting our attention and capital to it again. It's basically the dollars will be related to both vertical and horizontal improvements on the property that are known as the Flats.

b. 300 East Lincoln Highway – Sue Springsteen

Ms. Springsteen thanked everyone for being here tonight. We made a presentation to council at the last council meeting. I did not bring any of my slides this evening as I was unaware I was presenting. We do have our primary tenants taking ten thousand square feet which is all of the third floor, part of the second floor and a 1500 square foot retail space on the first floor. The first floor will be retail the other two floors will be office. We are working on the numbers to see if we can do a fourth-floor slash rooftop restaurant. We already have a proprietor that we are talking to. We are deep into discussions with them and that if the numbers will work given the increase in construction costs that that's going to be the plan. We also have other very interested in parties for tenants. We are feeling pretty confident about filling this building. The parking as you probably know, we acquired the lot behind 300 East Lincoln Highway that was owned by Ted Skiadas.

Between 300 East Lincoln Highway and that lot we'll have 69 parking spaces which is more than enough for a three-story building in the mixed-use overlay. What we decided to do with access and egress is that in the event that we do have a restaurant, obviously we are going to have a big truck pulling in all kinds of supplies pretty regularly. We have an internal lane next to the Rite Aid. The Rite Aid side where the truck can pull off. We can have deliveries there so we don't have to block anything on Third Avenue. One of our concerns was because we were one block north of the police station and we didn't want to have a big truck out there and then have the police having to go to an emergency and have to go into oncoming traffic. To keep moving so if we think we've worked through a lot of the access egress and challenges of that site. We have the parking and we're getting tenants and we're all moving forward. We hope to close in January. Chairman DiSciullo announced Mr. Wilson sent him the Geotech on that property which I forwarded to everybody on the board. I know you're not going to have a chance to review it but it will be in your email when you get home and you can see the Geotech for that property.

c. 731-733 East Lincoln Highway

Mr. Bray present the Board with proposal of developing a retail and resident building at 731-733 East Lincoln Highway.

Citizens Comments on Agenda Items

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

Informational Items

No informational items at this time.

New Business

a. Consider Jack Burkholder to represent the Redevelopment Authority on the Board of Directors as liaison for 2nd Century Alliance

Chairman DiSciullo made a motion to reappoint Jack Burkholder to represent the Redevelopment Authority on the Board of Directors as liaison for 2nd Century Alliance; Mr. Harley seconded the motion. Motion passed 3-0-1. Vice Chairman Burkholder abstained from the vote.

b. Consider request for Amendment to Sale and Redevelopment Agreement – 300 E. Lincoln Hwy. (Proudfoot Investments XX, LLC)

Item was tabled until the January Meeting.

c. Consider approval of Resolution for approval of: (i) Settlement Agreement and Mutual Release – Coatesville Inn Associates; (ii) Deed in Lieu of Mortgage Foreclosure and other Coatesville Office related Closing documents being signed and delivered; (iii) Redevelopment Cooperation Agreement with Commonwealth Financing Authority for Office Parcel

Chairman DiSciullo made a motion to approve a Resolution for approval of (i) Settlement Agreement and Mutual Release – Coatesville Inn Associates; (ii) Deed

in Lieu of Mortgage Foreclosure and other Coatesville Office related Closing documents being signed and delivered; (iii) Redevelopment Cooperation Agreement with Commonwealth Financing Authority for Office Parcel based on final review and approved by the RDA solicitor; Vice Chairman Burkholder seconded the motion. Motion passed 4-0.

d. Consider ratifying assignment of National Pollutant Discharge Elimination System (NPDES) Permit from RDA to PA Department of Transportation

Mr. Kandler made a motion to ratifying assignment of National Pollutant Discharge Elimination System (NPDES) Permit from RDA to PA Department of Transportation; Vice Chairman Burkholder seconded the motion. Motion passed 4-0.

e. Receive 2021 Dam Inspection Report and approve payment of Cedarville Engineering invoice for service provided

Mr. Harley made a motion to approve the 2021 Dam Report and payment to Cedarville Engineering invoice for service provided; Chairman DiSciullo seconded the motion. Motion passed 4-0.

f. Consider accepting proposal for parking consultants service Coatesville Citywide Parking Plan

Mr. Kandler made a motion to approve the proposal for parking consultant service Coatesville Citywide Parking Plan subject to solicitor review of forthcoming project and city deduction; Chairman DiSciullo seconded the motion. Motion passed 4-0.

g. Consider Letter of Support from RDA for IDG & CCEDC application for U.S. Department of Commerce, Economic Development Administration Travel, Tourism and Outdoor Recreation Grant for NSEC redevelopment project

Mr. Kandler made a motion to approve a letter of support from RDA for IDG & CCEDC application for U.S. Department of Commerce, Economic Development Administration Travel, Tourism and Outdoor Recreation Grant for NSEC redevelopment project subject to solicitor review and approval; Vice Chairman Burkholder seconded the motion. Motion passed 4-0.

Citizens Comments

There were no citizens comments at this time.

Chairman DiSciullo announced the next meeting will be Tuesday, January 18, 2022 due to the holiday on Monday.

Adjournment

Mr. Harley made a motion to adjourn the meeting at 7:30 pm; Chairman DiSciullo seconded the motion. Motion passed 4-0.