



Redevelopment Authority Meeting
City Hall Place
January 18, 2022
6:30 pm

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

Reorganization of Officers

Mr. Kandler made a motion to keep officers same as previous year; Chairman, Joseph DiSciullo; Vice Chairman, Jack Burkholder; Secretary, Tyrone Harley; Treasurer, Joseph Kandler; Mr. Harley seconded the motion. Motion passed 5-0.

Approval of Minutes

Mr. Kandler made a motion to approve the December 20, 2021 meeting minutes with any necessary revisions or corrections; Mr. Harley 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	8,217.54
City of Coatesville	Staff Share 1st	1,000.00
Office Depot	supplies	57.48
Pennoni Associates	Train Station	42,717.29
<u>ECON Partners</u>	<u>Grant Writing</u>	<u>3,000.00</u>
		\$54,992.28

Chairman Burkholder made a motion to approve the accounts payables; 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

There was no presentation at this time.

Citizens Comments on Agenda Items

There were no citizens' comments on agenda items.

New Business

- a. Receive and consider request from Proudfoot Investments, XX, LLC for amendment to redevelopment agreement to reduce purchase price to \$250,000 and amend scope of work to require development of a four (4) story building at 300 East Lincoln Highway

Mr. Harley made a motion to approve the request from Proudfoot Investments, XX, LLC for amendment to redevelopment agreement to reduce purchase price to \$250,000 and amend scope of work to require development of a four (4) story building at 300 East Lincoln Highway with engineer letter stating the land will support the 4-story building and to incur cost of legal fees; Mr. Campbell seconded the motion. Motion passed 5-0.

The authority asked Mr. Wilson to provide a letter from the engineer to the RDA stating that the land remediation will support a 4-story building.

- b. Receive and consider Coatesville Office parcel
Tabled until next meeting.
- c. Receive and consider RDA letter of support for CCEDC/IDG EDA tourism grant application
Mr. Kandler made a motion to approve a letter of support from the RDA for the CCEDC/IDG EDA Tourism Grant application; Chairman DiSciullo seconded the motion. Motion passed 5-0.
- d. Receive and consider NSEC January 2022 project status report and Redevelopers Certificate from IDG Development
Tabled until next meeting.
- e. Receive and consider proposed 2022 budget submitted by Brite Realty
Tabled until next meeting.
- f. Receive and consider approval of Desman, Inc. Agreement for parking consultant services
Mr. Harley made a motion to approve the Desman Inc. Agreement for parking consultant services in the amount of \$56,000 to be deducted from the RDA debt with the City; Chairman DiSciullo 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 Tuesday, February 22, 2021 as Monday is a holiday.

Adjournment

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