



Redevelopment Authority Meeting
City Hall Place
December 19, 2022
6:30 pm

Board Members Present: Joseph DiSciullo, Jack Burkholder, Joseph Kandler, Ricky Campbell
 Board Members Absent: Tyrone Harley
 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 November 21, 2022 meeting minutes with edits; 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	2,096.01
21 st Century	Advertisements	109.93
<u>ECON Partners</u>	<u>Grant Writing</u>	<u>3,000.00</u>
		\$ 5,205.94

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

Additions, Deletions and Modifications

Mr. Campbell made a motion to add new business e) Notice of termination for EDIS Bernardton and Pennoni Development Agreement; and f) 90-day extension for closing date on 600 Manor Road, LLC; Vice Chairman Burkholder seconded the motion. Motion passed 4-0.

Presentations

- a. 300 East Lincoln Highway Update

Mr. Wilson explained his broker progress so I was speaking with the broker and he suggested that to proceed quicker, if you start kind of moving some dirt around and start to actually doing some work. So, last week I approved the budget of \$200,000 to start the civil and land development. Friday, I had a meeting with a potential prospect. We are going to hold off on moving dirt. The potential prospect will increase the scope of the project. I’m meeting with Anthony here

and we are going to start architectural designs and budgeting. If all things don't go anywhere with him we will start moving dirt.

Citizens Comments on Agenda Items

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

New Business

- a. Consider authorizing RDA Solicitor to negotiate and draft lease or license for non-exclusive use of portion of Flats parcels with JGM USA, and modify lease with NSEC
Item a and b were approved as 1 item

- b. Consider authorizing RDA Solicitor to negotiate and draft amendment to redevelopment agreement & license with IDG Development, to accommodate temporary use of Flats parcels for trailer parking, if JGM USA advises RDA on or before 12/30/2022 of its intent to negotiate lease or license contract

Chairman DiSciullo made a motion to approve authorizing RDA Solicitor to negotiate and draft lease or license for non-exclusive use of portion of Flats parcels with JGM USA, and modify lease with NSEC and authorizing RDA Solicitor to negotiate and draft amendment to redevelopment agreement & license with IDG Development, to accommodate temporary use of Flats parcels for trailer parking, if JGM USA advises RDA on or before 12/30/2022 of its intent to negotiate lease or license contract; Vice Chairman Burkholder seconded the motion. Motion passed 4-0.

- c. Consider 2023 contribution of \$10,000 to Coatesville 2nd Century Alliance
Mr. Kandler made a motion to approve the 2023 contribution of \$10,000 to Coatesville 2nd Century Alliance; Mr. Campbell seconded the motion. Motion passed 3-0-1. Vice Chairman abstained from the vote.

- d. Consider letter of support for the City's FEMA application for Gibbons Run
Chairman DiSciullo made a motion to approve letter of support for the City's FEMA application for Gibbons Run; Mr. Campbell seconded the motion. Motion passed 4-0.

- e. Consider Notice of Termination to Edis Bernardton and Pennoni Development Agreement
Chairman DiSciullo made a motion to approve notice of termination to Edis Bernardton and Pennoni Development Agreement; Vice Chairman Burkholder seconded the motion. Motion passed 4-0.

- f. Consider 600 Manor Road LLC Extension
Chairman Burkholder made a motion to approve a 90-day extension to the closing date for 600 Manor Road, LLC; Mr. Kandler 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 17, 2023 since Monday is a holiday.

Adjournment

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