



Redevelopment Authority Meeting
City Hall Place
March 21, 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.

Approval of Minutes

Mr. Kandler made a motion to approve the February 22, 2022 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 | 6,956.19 |
| Desman Inc. | Parking Study | 5,360.00 |
| Commonwealth of PA | NPDES permit 2022 | 500.00 |
| Office Depot | Office Supplies | 50.26 |
| <u>ECON Partners</u> | <u>Grant Writing</u> | <u>3,000.00</u> |
| | | \$15,866.45 |

Mr. Campbell made a motion to approve the accounts payables; Vice Chairman Burkholder seconded the motion. Motion passed 5-0.

Additions, Deletions and Modifications

Chairman DiSciullo announced new business c) receive and consider action on parcel designated as Chester Co. UPI 16-41-1 will be tabled until the next meeting.

Presentations

There were no presentations at this time.

Citizens Comments on Agenda Items

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

New Business

- a. Receive and consider authorization for Proposed Amendment # 3 to Sale and Redevelopment Agreement with Proudfoot Investments XX, LLC

Chairman DiSciullo made a motion to approve the Proposed Amendment #3 to Sale and Redevelopment Agreement with Proudfoot Investments XX, LLC based on the buyer accepting the condition of reimbursement fees and subject to any other review from the RDA Solicitor; Mr. Harley seconded the motion. Motion passed 5-0.

Chairman DiSciullo announced Proudfoot is willing to move forward with the purchase of 300 East Lincoln Highway. The conditions requested are that closing happen on or before April 29, 2022; the delivery of construction plans would be within 120 days of that closing, construction would commence within 240 days of that closing; agree to reimburse the RDA up to \$5,500 in legal fees related to these changes and so forth. That is the amendment subject to the Solicitors review. Mr. Kodumal stated he has not received a definitive answer regarding the reimbursement issue.

- b. Receive and consider reinstatement of Parking Lot Lease with City of Coatesville, with amendment to automatically terminate Parking Lot Lease in connection with Closing on sale of 300 E. Lincoln Highway with minimal advance notice period

Vice Chairman Burkholder made a motion to approve reinstatement of Parking Lot Lease with City of Coatesville, with amendment to automatically terminate Parking Lot Lease in connection with Closing on sale of 300 E. Lincoln Highway with minimal advance notice period; Mr. Kandler seconded the motion. Motion passed 5-0.

Chairman DiSciullo explained the RDA terminated the lease prematurely and the City was gracious enough not to require the 90-day notice and so forth, but we are kind of in limbo right now. We have a lot there that the City can't enforce parking, or can't charge for parking. If we approved the amendment, it gives the City a right to collect revenue along the lot and police the lot, at least until April 21. If closing does not occur for some reason, it would just continue in effect until such time as the City and the RDA elect to terminate it. Mr. Kodumal suggested a period of 30 days or less for giving notice, taking account what the City Administration and Chief think would be reasonable.

- c. Receive and consider action on parcel designated as Chester Co. UPI 16-41-1

Item was tabled to the next meeting.

- d. Receive and Consider BBD for audit service for year ended December 31, 2021

Chairman DiSciullo made a motion to approve BBD for the audit services for year ending December 31, 2021 not to exceed \$10,000; Mr. Kandler seconded the motion. Motion passed 5-0.

- e. Receive and consider 2022 budget provided for Brite Realty Services and the Redevelopment Authority

Mr. Harley made a motion to approve the 2022 budget provided from Brite Realty Services and the Redevelopment Authority; Vice Chairman Burkholder seconded the motion. Motion passed 5-0.

Mr. DiSciullo explained that as properties are dropping off and responsibilities diminish, Brite Realty has adjusted/lowered the fees.

Citizens Comments

There were no citizens comments at this time.

Chairman DiSciullo announced the next meeting will be April 18, 2022

Adjournment

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