



Redevelopment Authority Meeting  
City Hall Place  
April 17, 2022  
6:30 pm

I.

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. Harley made a motion to approve the March 21, 2022 meeting minutes with any necessary revisions or corrections; Vice Chairman Burkholder 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	1,941.82
Desman Inc.	Parking Study	9,690.00
UCOMP	1 <sup>st</sup> Qtr 2022	112.24
City of Coatesville	Staff Share/Bus Prov	1,075.00
RDA	Reim from TS	500.00
<u>ECON Partners</u>	<u>Grant Writing</u>	<u>3,000.00</u>
		\$16,31906

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

### **Additions, Deletions and Modifications**

Mr. Campbell made a motion to add to the agenda new business h) Mark Lane LLC a 120 extension to open; Mr. Harley seconded the motion. Motion passed 5-0.

### **Presentations**

#### Mark Sherman

Mr. Sherman apologized that our contract that expired with the RDA on January 25, 2022. The contract is to renovate the records building and to provide a restaurant and to build one of a couple of things. In the Records Building, we had a couple snags and one of the snags was COVID as everybody knows. In addition to that, we had lost the first Ax throwing tenant that is to be in combination of a restaurant. Ax throwing is a pass through within the layout of the building. We have since recruited Slight Edge Ax Throwing, a lease has been signed and they are will open simultaneously with the restaurant. We had supply issues with the COVID with equipment and building material that we needed. I can request that we will have the restaurant built and operating within the next 90 days. We have already started. We have done a lot of clean up work, non-permitted work and we sanded the floors, painted the place, removed a whole

bunch of debris in there, we painted the outside of the building, It's partially weather permitting. We have all of our equipment ordered just a time delay in getting it to us. In addition to that, we had some which Julie was kind enough to zip over here to explain a little bit about some other things regarding permitting codes, switching from a business office to a restaurant and what the ADA requirements are. Julie explained the building would have been grandfathered exactly the way it was if it had the main business, but it is now going business to assembly with the change to restaurant as a record building. We had some ADA issues that that keep arising and with the tenant change and not knowing exactly if we were going to have axe throwing what tenant was going to lease that other half. It was hard to proceed not knowing what type of business was going to go into that path. Now, we can move ahead full steam. LTL has been working with us to try and get this expedited as quickly as we can. We are going to go back to them and just get try and get a building permit from them. Mr. Sherman explained the project is fully funded with private financing through Presence Bank. Just one more thing, the small building purchased from RDA sitting in the parking lot near Midway Arts. We have the financing to renovate that as well. We do not usually ask for extensions but due to COVID and the supply chain we have been setback.

#### Crosby Wood

Mr. Wood announced basically we're here to initially to extend our due diligence. We have been doing buildings but our development timeline from 12 months to 15 months which would take it to the middle of July. We will be extending it every three months. We are not going anywhere. There are a lot of parallel paths that are occurring right now. We submitted a text amendment in the fall which has been approved by City Council. With the text amendment in hand has paved the way towards finalizing land development. The GEO Tech reports are in the works which has a significant impact on exactly how the building will be constructed what kind of foundations. We anticipate that we're going to be doing a similar work that you guys have been introduced to on the third avenue project. We are working on financing the site improvements. The site improvements both on-site and off-site. The all-in budget is north of \$13 million dollars. The onsite piece is 10 and offsite is a couple million. The site plan shows two entrances to the site. Once we have our finalized plans and basically looking to have them follow along with the City land development efforts.

#### **Citizens Comments on Agenda Items**

There were no citizens comments on non-agenda items.

#### **New Business**

- a. Consider ratifying RDA letters of support to Sen. Casey and to Rep. Houlahan for City's application to the Federal Community Board of Commissioners for initial phase of Ash Park project funding

Chairman DiSciullo made a motion to approve ratifying RDA letters of support to Sen. Casey and to Rep. Houlahan for City's application to the Federal Community Board of Commissioners for initial phase of Ash Park project funding; Mr. Campbell seconded the motion. Motion passed 5-0.

- b. Consider ratifying revised Amendment 3 to redevelopment agreement for 300 E. Lincoln Highway project with Proudfoot Investments XX, LLC

Mr. Kandler made a motion to approve revised Amendment 3 to redevelopment agreement for 300 E. Lincoln Highway project with Proudfoot Investments XX, LLC; Vice Chairman seconded the motion. Motion passed 5-0.

- c. Consider approving Addendum # 1 to sale and redevelopment agreement for NSEC Flats project with IDG Development LLC

Mr. Harley made a motion to approve Addendum # 1 to sale and redevelopment agreement for NSEC Flats project with IDG Development LLC; Chairman DiSciullo seconded the motion. Motion passed 5-0.

- d. Consider sale and redevelopment agreement with 600 Manor Road, LLC in connection with Coatesville Hotel remediation and renovations.

Chairman DiSciullo made a motion to approve sale and redevelopment agreement with 600 Manor Road, LLC in connection with Coatesville Hotel remediation and renovations based on them paying the taxes, fulfilling the requirements of the TIF Agreement, taking care of mechanics liens, reimbursement for RDA expenses and contingent upon City Council of approval of transfer of the RDA land; Mr. Campbell seconded the motion. Motion passed 5-0.

- e. Consider agreement with 600 Manor Road, LLC; Chester County Industrial Development Authority (CCIDA); U.S. Bank, N.A.; and Capital One Public Funding regarding Hotel & Office TIF District operations.

No action was taken at this time.

- f. Consider presentation by successor redeveloper for project update and potential Addendum to sale and redevelopment agreement for 204-206 E. Lincoln Hwy. project by Coatesville Record LLC as successor to Mark Lane, LLC

Chairman DiSciullo made a motion to approve presentation by successor redeveloper for project update and potential Addendum to sale and redevelopment agreement for 204-206 E. Lincoln Hwy. project by Coatesville Record LLC as successor to Mark Lane, LLC; Mr. Harley seconded the motion. Motion passed 5-0.

- g. Consider 2022 Contribution of \$10,000 to the Coatesville 2<sup>nd</sup> Century Alliance

Mr. Kandler made a motion to approve 2022 contribution of \$10,000 to the Coatesville 2<sup>nd</sup> Century Alliance; Mr. Harley seconded the motion. Motion passed 4-0-1. Vice Chairman Burkholder abstained from the vote.

- h. Consider 120-day extension for Mark Lane, LLC

Mr. Kandler made a motion to approve a 120-day extension to Coatesville Record LLC to open; Vice Chairman Burkholder 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 May 16, 2022.

### **Adjournment**

Mr. Harley made a motion to adjourn the meeting at 7:30 pm; Mr. Campbell seconded the motion. Motion passed 5-0.