



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

Board Members Present; Joseph DiSciullo, Jack Burkholder, Ricky Campbell, Tyrone Harley and Joseph Kandler  
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 August 15, 2022 meeting minutes; Vice Chairman Burkholder seconded the motion. Motion passed 4-0-1. Mr. Kandler abstained due to his absence.

**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	3,671.31
Desman Inc.	Parking Study	4,380.00
City of Coatesville	Software CC reim	338.13
Reserve Account	Postage	31.22
Chester County Treasurer	Taxes	134.86
<u>ECON Partners</u>	<u>Grant Writing</u>	<u>3,000.00</u>
		\$16,436.38

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

**Additions, Deletions and Modifications**

There were no additions, deletions or modifications at this time.

**Presentations**

There were no presentations at this time

**Citizens Comments on Agenda Items**

There were no citizens comments at this time.

**New Business**

- a. Consider RDA Letter of Support for City RACP application for City Public Works/Fire Facility

Mr. Campbell made a motion to approve the letter of support for the CITY RACP application for the City Public Works/Fire Facility; Mr. Harley seconded the motion. Motion passed 5-0.

- b. Consider Desman Parking Study  
Mr. Kandler made a motion to accept/approve the Desman Parking Study; Vice Chairman Burkholder seconded the motion. Motion passed 5-0.
- c. Consider conditional approval of License with IDG Development LLC for Flats parcels access & maintenance  
Chairman DiSciullo made a motion to approve conditional; approval of license with IDG Development LLC for Flats parcels access and maintenance; Mr. Harley seconded the motion. Motion passed 5-0.
- d. Consider payment of real estate taxes for 2022 for UPI # 16-1-41 under reservation of rights  
Chairman DiSciullo made a motion to approve payment of real estate taxes for 2022 for UPI # 16-1-41 under reservation of rights; Mr. Harley seconded the motion. Motion passed 5-0.
- e. Consider authorization to seek real estate tax exemption and/or exclusion for UPI # 16-1-41, with conditions  
Mr. Kandler made a motion to approve authorization to seek real estate tax exemption and/or exclusion for UPI # 16-1-41, with conditions subject to solicitor review and his satisfaction; Mr. Harley seconded the motion. Motion passed 5-0.
- f. Consider conditional approval of TIF Agreement with 600 Manor Road, LLC  
Chairman DiSciullo made a motion to conditionally approve TIF Agreement with 600 Manor Road, LLC; Mr. Harley seconded the motion. Motion passed 5-0.
- g. Consider conditional approval of Amendment to Easement Agreement with 600 Manor Road, LLC  
Mr. Kandler made a motion to conditionally approve Amendment to Easement Agreement with 600 Manor Road, LLC; Vice Chairman Burkholder seconded the motion. Motion passed 5-0.
- h. Consider conditional approval of Redevelopment Agreement with 600 Manor Road, LLC for UPI ##s 16-1-41, and 16-1-41.1 [the hotel parcel Ground Rights]  
Chairman DiSciullo made a motion to conditional approve Redevelopment Agreement with 600 Manor Road, LLC for UPI ##s 16-1-41, and 16-1-41.1 [the hotel parcel Ground Rights]; Mr. Campbell seconded the motion. Motion passed 5-0.
- i. Consider conditional approval and acceptance of transfer of Office parcel rights from Commonwealth Financing Authority (CFA) subject to 2009 CFA Open End Mortgage and authorization for Closing  
Mr. Kandler made a motion to conditionally approve and accept transfer of Office parcel rights from Commonwealth Financing Authority (CFA) subject to 2009 CFA Open End Mortgage and authorization for Closing; Vice Chairman Burkholder seconded the motion. Motion passed 5-0.
- j. Authorize Solicitor to respond to Court of Common Pleas regarding James Lyband Jackson  
Chairman DiSciullo made a motion for the Solicitor to respond to James Jackson regarding alleged ownership for parts of the Flats; Mr. Harley seconded the motion. Motion passed 5-0.

k. Authorize Brite Realty to discuss extension for Michaels

Mr. Campbell made a motion to authorize Tom Taylor, Brite Realty to discuss extension of lease to Michaels until equipment is removed; Chairman DiSciullo seconded the motion. Motion passed 5-0.

**Citizens Comments**

There were no citizens comments at this time.

Chairman DiSciullo announced the next RDA meeting will be on October 17, 2022

**Adjournment**

Mr. Harley made a motion to adjourn the meeting at 6:55 pm; Chairman DiSciullo seconded the motion. Motion passed 5-0.