



Redevelopment Authority Meeting
City Hall Place
October 18, 2021
6:30 pm

Board Members Present; Joseph DiSciullo, Jack Burkholder, Ricky Campbell, Tyrone Harley (via Zoom), 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

Chairman DiSciullo made a motion to approve the September 20, 2021 meeting minutes with any necessary revisions or corrections; Vice Chairman Burkholder seconded the motion. Motion passed 3-0-1. Mr. Kandler abstained due to his absence at the last meeting.

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	2,365.55
Reserve Account	postage	38.26
Todd's Tree Service	Removal @ Dam	2,600.00
Pennoni Associates	Train Station	300,900.00
<u>ECON Partners</u>	<u>Grant Writing</u>	<u>3,000.00</u>
		\$308,903.81

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

Additions, Deletions and Modifications

Chairman DiSciullo deleted new business e) Consider action on agreement with Coatesville Inn Associates and Commonwealth of PA regarding office parcel (if agreement is available) from the agenda.

Presentations

- a. IDG Development – Proposed Zoning Text Amendments for NSEC project

Mr. Gill provided an overview of the request to City for a proposed Zoning Amendment on the existing FR Overlay. The request is to take the existing shell and replace with new

text. The old text was crafted with a prior plan in place by another developer and set the FR Overlay to this project. IDG would like the support of the RDA for the Zoning Amendment to go before Council. Chairman DiSciullo asked for the UPI's to be corrected; the concept plan shows parking under trestle – will need approval from Amtrak; how to access sidewalk to downtown from main access. Mr. Gill explained there will be a pedestrian circulation plan. There is no amendment required for the current Redevelopment Plan. They have reached out to Amtrak regarding parking under the bridge.

Citizens Comments on Agenda Items

There were no citizens comments at this time.

Informational Items

a. Coatesville Train Station

Chairman DiSciullo announced a Ground-Breaking Ceremony for the Train Station will be held on Friday at 10:30 pm.

New Business

a. Consider adoption of Resolution for PennDOT MTF grant application for train station parking facility

Mr. Kandler made a motion to approve the Resolution for PennDOT MTF grant application for the Train Station parking facility; Mr. Kandler seconded the motion. Motion passed 5-0.

b. Consider approval of sale and redevelopment agreement for 300 E. Lincoln Highway (Proudfoot Investments XX, LLC as proposed redeveloper)

Vice Chairman Burkholder made a motion to approve the sale and redevelopment agreement for 300 East Lincoln Highway (Proudfoot Investments XX, LLC as proposed redeveloper); Mr. Kandler seconded the motion. Motion passed 5-0.

c. Consider action on Brandywine Dam Inspection by Cedarville Engineering

Mr. Campbell made a motion to approve the proposal from Cedarville Engineering to move forward with the Brandywine Dam Inspection and report to the PA DEP for the amount of \$2,500.00; Chairman DiSciullo seconded the motion. Motion passed 5-0.

d. Consider action on IDG Development proposed Zoning Text Amendments for NSEC

Chairman DiSciullo made a motion to support IDG Developments proposed Zoning Text Amendments for NSEC subject to verification of UPI's and additional land properties mentioned subject to redeveloper cooperating with pedestrian traffic certification parking plan and subject to RDA and City approval; Vice Chairman Burkholder seconded the motion. Motion passed 5-0.

e. ~~Consider action on agreement with Coatesville Inn Associates and Commonwealth of PA regarding office parcel (if agreement is available)~~

- f. Consider action for Mark Lane, LLC to increase financing limits to \$700,000
Chairman DiSciullo made a motion to approve Mark Labe, LLC to increase financing limits to \$700,000 based on reimbursement to the RDA for costs; 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 November 22, 2021.

Adjournment

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