



Redevelopment Authority Meeting
City Hall Place
February 21, 2023
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 made a motion to add the proposed change and use for David Wilson Project at 3rd Avenue to accommodate the Adolescent Mental Health Facility and adding it on the agenda under new business; Mr. Campbell seconded the motion. Motion passed 5-0.

Chairman DiSciullo made a motion to add negotiate an agreement with the City for them to use 731-733 East Lincoln Highway for stormwater management and adding it to the agenda under new business; Mr. Kandler seconded the motion. Motion passed 5-0.

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 minutes of the January 17, 2023; Vice Chairman Burkholder seconded the motion. Motion passed 5-0.

Approval of Accounts Payable

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

Vincent Mancini	RDA Solicitor	2,289.62
<u>Commonwealth of PA</u>	<u>Train Station</u>	<u>500.00</u>
	\$2,789.62	

Presentations

There were no presentations at this time.

Citizens Comments on Agenda Items

Ed Simpson

Mr. Simpson stated I heard you mentioned that you had something on the agenda about changes for a mental health facility. Can you give us a little bit of background so there's nothing on the agenda?

Chairman DiSciullo explained we had a presentation by David Wilson and Jeff Hunt to put an Adolescent Mental Health facility on the Third Avenue property that David Wilson currently owns. The Redevelopment Agreement would require the approval of the Board for the change of use he is proposing. He is proposing putting up a five-story building with an inpatient Adolescent Mental Health Care Facility, having retail on the first floor in front, and possibly an Urgent Care. The top four floors would all be this Adolescent Mental Health Facility for 18 and under.

Mr. Simpson asked if any of those patients will be violent offenders. Mr. DiSciullo stated Mr. Hunt explained they get two kinds of patients. The first which was in proposal was to have an elevator going down into the building and parking that would be under the building and any patient that was problematic which is coming in by ambulance or by the police would be unloaded there into the elevator and go upstairs. They do have 24/7 security in the facility. We don't have the details of what their security facilities are. They do operate in Reading and they're getting ready as an Adult Center and they're getting ready to open an adult center in West Chester by Chester County Hospital. Mr. Simpson questioned we have a vacant facility within a couple of miles from here that has I think about 8 Days. I think Mr. Hunt is very familiar with that facility. Mr. DiSciullo stated we brought that up in one of the meetings he said he did attempt to get those beds and Tower wouldn't go along with them not taking it all.

Mr. Simpson stated as most of you know, this is my 20th year on City Council for Coatesville. I've been through many Developers to come and informed us what they wanted to develop. There was only one developer in the last five years that I felt comfortable was Dave Wilson. I am very proud of what he did at 190 East Lincoln Highway. But fast forward a few years now being a developer. It's like every other developer we've had here for the last 20 years, they say they're going to do one thing, and then all of a sudden you change it, and now you want to propose to do something else that wasn't part of the original plan that allowed the RDA to sell them that property for certain specific reasons. Now they want to change it and put it right here in the heart of Coatesville. Mr. DiSciullo stated they came to the RDA and asked if we would amend the Redevelopment Agreement to permit issues. Mr. Simpson stated that again, they are not doing what they originally said they were going to do. You remember Don Pulver, remember what he said he was going to do with that office development up there and that didn't work out. Mr. DiSciullo said in defense for Dave, when he first applied for that property he thought he had a tenant and right at the ninth hour, that kind of fizzled out.

Mr. Simpson stated I get that but at the same time we the citizens of Coatesville, we're at a turning point we got a lot of good things going on and the last thing is some of the businesses that are located in downtown Coatesville and potentially going to be located in downtown, so it's not something that they want to see. All right because now we have a mental health facility right there as you're walking down Third Avenue from our brand-new train station and new development that and walk down Third Avenue and that's the first thing they're going to see. In my opinion, you're going to have to stay for communities adjudicated youths. The youths that are being released from a mental health facility and the majority of these probably don't have a very good Family Support Program so what are they going to do when they come from all over Chester County and other families and whatever wherever they come from now they're going to be released and let go in the City of Coatesville. Mr. DiSciullo explained they transport the patients upon discharge back if they came from Scranton, they take them back to Scranton to their mother's home or the halfway house or the shelter that that they're assigned.

Mr. Simpson said so everybody's sitting up here saying what is going to be done. Mr. Ferro, who's not only involved in one project but two projects spending and investing a lot of money with him and his partners you have Mr. Milanese who's investing with Mr. Ferro in another project. Mr. Harley said excuse me we've never, we haven't even agreed. Mr. Simpson said I understand so I understand but I'm just letting you know about what my feelings are and what you're seeing. Mr. Harley said we haven't agreed on anything and--- Mr. Simpson stated I'm not saying that you guys are even leaning towards it. Mr. Harley stated we get your point okay. I get it and we're investors too, over a million, right? Mr. Simpson said they say there's going to be 300 jobs, okay where are those 300 jobs coming from that's the word on the street. Everybody's like oh it's going to jobs. One of the people that brought this idea forward is constantly saying we don't need anything negative in Coatesville. There at one time when all these opportunity projects are talking about they wanted

to put a medical growth facility in the City of Coatesville. This person, was very upset we do not need anything negative in Coatesville, and now she's supporting putting a mental health facility there. I'm just saying you know, I know you guys are going to do the right thing but I just wanted to know that I as a citizen and the West End Coatesville and worked 20 years to do a good thing for Coatesville, I'm not in support of this change in their application.

Amber Turner

Ms. Turner stated I would like to give both my professional and personal opinion in reference to the opposed change to Third Avenue Lincoln Highway. I live at 351 East Chestnut Street that's right downtown. First start, from a professional standpoint as Downtown Business Manager with Coatesville 2nd Century Alliance. I think a proposed project like this impedes the growth that you all have been where many people in this room have been working on for so long, not only from a business standpoint but there are a lot of residents in downtown Coatesville that I would assume would and I can't speak for other people but I'm sure if we surveyed them on this potential changing project would not approve of what it is that they're proposing. When you think about trying to

revitalize your downtown and think about a healthy mix of retail, hospitality, and entertainment best use, this is just not a part of that particular equation. I'm not saying that the use is not important for Chester County or Coatesville as a whole it's definitely something that is needed but not necessarily in your downtown business district. That's from a professional standpoint I think the original proposed use maybe with some enhancements if that's the direction that they can take would I think to be a benefit to downtown as a whole. From a personal standpoint, again just speaking as a resident of downtown Coatesville having a facility like that I think would hinder individuals wanting to come in and spend their hard-earned money down there. My personal background story I spent a lot of time as a youth in facilities like this. In residential treatment homes, nine times out of ten if you're a ward of the state, the County is not sending you as an individual or resident of the same County to a facility in that particular County. Most likely the individuals that are going to occupy that facility are individuals from other areas. So, although I hear what people are saying in reference to possibly it's serving our youth but if I had to bet money it wouldn't necessarily serve you directly in our community. If you think about it from the AWOL standpoint of youth in their own community that is housed in a facility like that, there's a chance and I'm sure you all as Constables can understand where I'm going to be coming from this point of view. There's more opportunity from an AWOL standpoint. If I'm in a house in the community that I currently live in does that make sense? Anyway, I just wanted to give you my personal and professional opinion in reference to the proposition to you that you'll consider the original use of their proposed project.

Tom Taylor

Mr. Taylor explained he is the broker of Third and Lincoln Highway. As you all know, I spent many years working with all of you here on the Redevelopment in Coatesville. I'm not here to necessarily advocate for the project and it's not about me being a broker and wanting to see the project go through so I can make a deal. I'm going to continue working trying to do what I can do. My biggest concern that I've heard tonight, is a lot of people sounds like they've made up their mind based on a perception of what they think this is going to be. I sat and talked with Mr. Hunt for a long time and maybe it was his fault and Dave's fault, maybe it was an issue with the presentation. The zoning is a whole other issue I understand that. After I spent a great amount of time with this man talking through the project. When I got the first phone call about this I was unsure I was not easy about this use at the location, but I said hey we haven't had much activity and there's somewhat of an interest. We should at least sit and talk and when we sat and talked. Before I had the meeting, I went on their website. I looked at their facilities. I tried to do some research and when I look at their facilities they look like the kind of stepped-up dorms and very heavy on the security. I envisioned a building similar to what's there and most people walking up and down the street have no idea what's going on inside, not that they wouldn't know that it's a facility. In the grand scheme of things, it sounds like a lot of the

objections are based on perceptions of this type of facility. I haven't been in one, unfortunately, law enforcement and I don't know for sure. Again, I'm not sort of advocating for the project but I feel like maybe it's an issue of needing more information and it's maybe even prematurely making decisions one way or another based on what I've heard. The one thing that I heard Mr. Hunt say because there were some concerns about what if one kid gets away, if. One, he's been in Reading for 14 years and it's an adolescent facility in Reading, not an adult. They are opening an adult in Westchester, and the one in Reading is adolescent. In any event, he's been working for 14 years and has never had a patient leave the facility. If that's your primary concern I think it's at least worth maybe exploring a little more about this use. The other thing is he's saying 150 to 250 jobs. You want to know who's going to come and buy a 50 steak at the new Steak and Main, it's going to be the doctors that are working two blocks away and the nurses that are working two blocks away, there's a lot, and the families who are coming in to visit their kids. This is based on the perceptions that I've heard I hear a lot of objections based on perceptions that seem to me that may not be necessarily founded with all due respect. So, maybe there's a little need to be a little more research.

Mr. Simpson asked a question, so he's talking about all the things that Mr. Hunt has said, has Mr. Hunt said any of these publicly in any meeting? A majority of the citizens are unaware of this. I'm pretty sure to put the cart before the horse voting on things that--- Mr. DiSciullo said first of all the perception of the buildings. What's the perception in the area of Coatesville? We've been trying to beat that for years. I've said it. I had somebody ask me are people going to come into Coatesville to pay fifty dollars for steak at the bank. I said yeah there are people from outside the community who are going to come in. The second thing is you went on about 190. What's the first thing when you start digging dirt? What's going on in there? You don't think you're going to get the same question right on Third Avenue. What's going in there and what are you going to tell them at an adolescent mental health facility? What, how are people going to react to that? I don't know.

Mr. Simpson asked when did Mr. Hunt say all the things. I mean the majority of people don't know any of this because we've never talked about it publicly.

Mr. Kodumal explained to Mr. Simpson's point in order, to observe the Sunshine Act requirements under the amended Sunshine Act, the Redevelopment Authority at this public meeting at the Inception of the public meeting took a vote on whether or not to put the proposed change of use to a hospital for under 18 years to add it to the agenda and nothing more. So, it's been added to the agenda under new business Section 8. On the merits of the proposed amendment, it will be voted on at this public meeting.

Linda Lavender Norris

Mrs. Lavender Norris echoed Mr. Taylor's comments with regard to the perception of the City of Coatesville. The City of Coatesville has been fighting perception for God knows how long and here we stand now having been in the motion of Redevelopment, things coming together as if perception didn't matter the entire time. Right. Now, that this gentleman wants to put a facility on the corner and somebody says what is, what's going there? Well, it's retail first of all. Because that's the first word so it'll be retail. Above the retail will be the Mental Health Facility, an Adolescent Mental Health Facility. The duration of the stay in the facility from my understanding will be 14 days, the transport to and from will be on the facilities administrators, not the City, not the residents. Don't speak of this facility here as though it's stopping people from patronizing local businesses and don't assume the resident in the City can't afford a \$50 steak dinner at Mr. Farrell's facility. They just didn't have access until Mr. Ferro stepped in and wanted to make the facility a possibility for the residents. I'm not advocating for no Institution because and I'm saying institution because I've heard that in the street too. Where Mr. Simpson was saying he heard in the street something about 300 jobs. There's already talk. So, you're already behind whatever the perception is and you're not going to change it. Let's not focus on the perception of what it is as much as we need to focus on the purpose of what it is. Mental health

is serious it's prevalent and until it's addressed it's not going anywhere. I personally am in support of the project. I need you to know be aware and understand and I will support it to the very end.

New Business

a. Consider motion to support intervention by IDG Development LLC

Chairman DiSciullo made a motion to support intervention by IDG Development, LLC in a Lis Pendens case regarding the Flats; Vice Chairman Burkholder seconded the motion. Motion passed 5-0.

b. Consider scope of work amendment to Train Station Development Agreement

Mr. Kodumal explained he has not received information from Mr. Kissinger. Business item was tabled until a later date.

c. Consider proposed change in use at 300 East Lincoln Highway for Adolescent Mental Health facility

Mr. Harley stated so my comment is I would like to see this project somewhere other than there. I think it's something that could benefit Coatesville on the whole, but I believe that downtown should be for entertainment restaurants, even some nice housing to bring people there to patronize the downtown area. I'm not against the project I'm just against it there. So, my vote is no.

Chairman DiSciullo made a motion to deny proposed change in use at 300 East Lincoln Highway for Adolescent Mental Health Facility; Mr. Harley seconded the motion. Motion passed 4-1. Mr. Campbell was the dissenting vote.

d. Consider motion to solicitor to negotiate stormwater management agreement for 733 East Lincoln Highway

Chairman DiSciullo made a motion to negotiate a stormwater management agreement similar to the parking lot lease for the City to be able to review the group proposal and permit them to move forward with the garden at 733 East Lincoln Highway; Mr. Campbell seconded the motion. Motion passed 5-0.

Chairman DiSciullo stated Mr. Logan explained there is a group who would like to use the lot as a community garden.

Citizens Comments

Ed Simpson

Mr. Simpson thanked the board for the decision today my only other comment is that there's a lot of speculation out there, a lot of rumors a lot of this. The general public hasn't been aware of this and neither has anybody else. I'm assuming that this has been going on and there have been negotiations for a while.

Mr. DiSciullo explained that it has not. There was a meeting 10 days ago maybe two weeks at most. The developer, and his tenant, met with James, Linda, and I. It was not about government and that was the first time you heard anything. We didn't want to have a quorum on either side since not being in violation. At that meeting, I had said to Jeff you need to come before the RDA board and they need to make the decision and Linda was in agreement. That said, you got to go in front of the board to make business decisions. We have a group and it's got to be a vote by the group and that's why we asked them to come tonight and change the agreements. We will have to notify Dave Wilson and uh Tom needs to get out and beat the bushes and get

him another tenant. Let me just say this when the previous tenant backed out. Now, it may have been something the developer wishes he didn't say I'll build a building on spec that's what he said and I'm not the only one who heard that.

Chairman DiSciullo announced the next meeting is March 20, 2023.

Adjournment

Chairman DiSciullo made a motion to adjourn the meeting at 7:10 pm; Mr. Harley seconded the motion. Motion passed 5-0.