

The Redevelopment Authority of the City of York
Meeting Minutes
July 15, 2015

A duly advertised meeting of the Redevelopment Authority of the City of York was held on July 15, 2015 at 101 S. George Street, City Council Chambers, York, PA 17401

I. Call to Order / Welcome

The meeting was called to order at 4:01 p.m. by David Cross. Present were Michael Black and Melissa Stiles. Andrew Paxton and Aaron Anderson were absent.

II. Public Comment

There was no public comment.

III. Approval of meeting Minutes

Melissa Stiles moved to approve the minutes of June 17, 2015 as distributed. Michael Black seconded. The motion passed unanimously.

Resolution No. 5040

IV. Financial Report

The Authority General Fund Balance stands at \$154,040.14. The Pullman Building rental revenue fund is \$44,097.25. The Pullman tenant escrow fund is \$2,503.12.

Currently the CDBG balances (Bureau of Housing Services) are as follows:

| | |
|----------------|----------------------|
| Demolition: | \$ 79,890.26 |
| Acquisition: | \$ 65,000.00 |
| Stabilization: | <u>\$ 99,579.52</u> |
| | \$ 244,469.78 |

V. New Business/Action Items

- h. Gus 594-596 West Princess. This is ready for its final Change Order to close the entire project out. This would be the 7th Change Order. Unfortunately the negotiation amounts are not close enough yet for the Board to accept the last proposal.

- e. 51 North Newberry. The YMCA/YCDC is requesting that the Authority hold this property for them until the property is completed. They will reimburse the Authority for all costs. Michael Black moved to approve the project. Melissa Stiles seconded. The motion passed two to zero. David Cross abstained.

Resolution No. 5041

- a. City Church. The Authority owns green spaces on West King Street, 135-137 South Newberry Street, 147 South Newberry Street, 151 South Newberry Street, 153 South Newberry Street, 155 South Newberry Street, and 157 South Newberry Street. The City Church was requesting use of this property for a Block Party on July 4th. The Board responded individually via email. They were agreeable to doing so. However, this action now needs to be ratified by the Board at a public meeting. Melissa Stiles moved to retroactively approve the use of the property by the Church. Michael Black seconded. The motion passed unanimously.

Resolution No. 5042

- b. 263 East Chestnut Street. 120 York, LLC has agreed to take this off our hands and agrees to demolish the property since it is in very bad shape. Michael Black moved to approve the conveyance on those terms. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5043

- d. 701 East Chestnut. The owner wishes to sell this property for \$1,200. Staff is proposing it is a vacant lot. Melissa Stiles moved to approve the acquisition on those terms. Michael Black seconded. The motion passed unanimously.

Resolution No. 5044

- f. 727 Kelly Drive. Mr. and Mrs. Clair Anderson have bought and are working on 1001 South Queen Street. They are not completed with the project. They are perhaps 50 percent completed. They are making their payments to the Authority on a timely fashion. They are requesting this property on Kelly Drive and will pay \$3,001. The Board Members had some concerns about the proven capability and financing without a proven track record. David Cross moved to grant an option to the property for

three months for a \$10.00 cost at a sales price to be \$3,001.00. Michael Black seconded. The motion passed unanimously.

Resolution No. 5045

- g. 531 South Duke Street. Mr. Dionicio Hernandez is renting across the street. He is offering \$5,500 for this property. He will also pay all title expenses. Melissa Stiles moved to approve the sale on those terms. Michael Black seconded. The motion passed unanimously.

Resolution No. 5046

- i. 300 North State Street. This is being offered to the Authority. This is the former Danskin property. It is four acres near the Goode Elementary Schedule. It might need some demolition work as well as environmental or remediation. It qualifies for an ISRP grant. However, the Authority needs ownership. The owner is willing to sell the property for \$25,000. A question was raised about the General Fund as the source of funds or some other pot of money. It was agreed that the General Fund is better for this since it has no restrictions. Michael Black moved to approve the acquisition as stated. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5047

- j. White Rose Run. White Rose Run will occur on September 19. They are requesting the use of Lot 18 and the Susquehanna Commerce Center parking garage for overflow parking. Michael Black moved to approve the lease/license on the usual terms. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5048

VI. Staff Reports

- a. Elm Terrace – this condemnation has been settled but funding needs to be lined up.
- b. The Redevelopment Board Indoctrination Manual –this is an intern product that will be reviewed by all.
- c. Gus'- two agreements will be finalized: the LLC and the Operating Agreement and the Management Agreement. The Board then had a discussion about tenants.
- d. Royal Square Development appeared and has an option on Woolworth. They would like to abandon the utilities and will agree

to become responsible to reimburse the Authority if the option does not materialize. Melissa Stiles moved to approve an agreement on those terms. Michael Black seconded. The motion passed unanimously.

Resolution No. 5049

VII. Chairman's Report

Keystone Color Works was discussed. There are land development issues. The sidewalk will need to be extended. It will be 114 linear feet. Michael Black moved to approve extending 114 linear feet. Melissa Stiles seconded. The motion passed unanimously. Pullman, Elm Terrace and Citizens' Bank were all discussed giving status and lastly Northwest Triangle Developer possibilities was mentioned.

VIII. Adjournment

The meeting adjourned at 4:36 p.m.