

The Redevelopment Authority of the City of York

Meeting Minutes

April 16, 2014

A duly advertised meeting of the Redevelopment Authority of the City of York was held on April 16, 2014 at 101 South George Street, City Council Chambers, York, Pennsylvania 17401.

I. Call to Order / Welcome

The meeting was called to order at 4:03 p.m. by David Cross. Present were Michael Black, Aaron Anderson, Andrew Paxton and Melissa Stiles.

II. Public Comment

There was no public comment.

III. Approval of Meeting Minutes

Melissa Stiles moved to approve the minutes of March 19, 2014 as distributed. Andrew Paxton seconded with a comment. He believes that under V. b. Mr. Dilks that the \$20,000.00 contribution could be in the form of a forgivable debt. There was also a discussion about piece mail payments of the \$20,000.00, allocated for each property. The consensus of the Board was that these comments were appropriate. With those changes, the motion passed unanimously.

Resolution No. 4924

V. New Business/Action Items

b. i. Penn Cinema. Mr. Penn Ketchum appeared. He desires to build a twin high end movie theatre in York. He has over the past several months cut down on many variables. Parking will all be on site. The price for the parcel is \$70,000.00 an acre. He believes there is a new business model out there and that other theatre owners in the country are interested in the success being discussed. His timeline is variable as well. His best case scenario is an opening in November 2014. If, however, that is not possible, it would be March or April 2015. He is talking to Fulton Bank. There is an SBA 504 Program. He is also talking to Wagman Construction and LSC Site Design. Andrew Paxton moved to approve the Sales Agreement on the stated terms. Michael Black seconded. The motion passed unanimously.

Resolution No. 4925

b. ii. A partnership agreement with Sweet City Cinemas the form of which is to be subject to solicitor approval. Michael Black moved to enter into such an agreement. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4926

b. iii. A separate buyout agreement with Sweet Penn Cinemas subject to solicitor approval was discussed. Michael Black moved to approve entering into such an agreement. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4927

IV. Financial Reports

The Authority General Fund Balance stands at \$305,663.89. The Pullman Building rental account stands at \$84,815.69.

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

Demolition: \$ 65,380.59 Acquisition: \$ 25,000.00 Stabilization: \$ 63,163.43 \$ 153,544.02

V. New Business/Action Items

a. M&T Bank. Aaron Anderson moved to authorize the Board Chairman to execute a letter of agreement on behalf of the Authority to restructure the accounts with M&T Bank and then serve to pay the bond used to finance the Susquehanna Commerce Center parking garage owned by the Authority. Melissa Stiles seconded. The motion passed unanimously. Resolution No. 4928

c. 605 Cleveland Avenue. Aaron Anderson moved to sell this property to the Crispus Attacks Association for \$300.00. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4929

d. 620 Wallace Street. Michael Black moved to call this property to Helen Thackston Charter School without any deed restrictions. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4930

e. 424 Lincoln Street. The Acevedos are asking to modify the agreement to make the \$9,000.00 payment and installment one including a \$1,000.00 deposit and \$500.00 a month for 16 months. Andrew Paxton moved to approve that agreement. Aaron Anderson seconded. The motion passed 4 to 1. David Cross opposed.. Resolution No. 4931

f. Redevelopment Authority Executive Director. The Redevelopment Authority will fund part of the City's new Economic and Community Development Director's salary. Michael Black moved to enter into that obligation. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4932

VI. Staff Reports

a. Pullman Committee Meeting Report. It began with a Board recommendation to approve borrowing costs to finance the improvements and capital expenditures and create a disposition strategy to market rate housing and sell the property at some point in the future. Staff should start looking at the process of bank financing. It was the consensus of the Board to go in that direction.

Michael Black moved to extend all leases in the Pullman Apartment Building from May 1, 2014 to April 30, 2015. Thereafter month to month tenancies, all leases to include the ability of the Authority to move the tenants for renovation floor by floor. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4933

d. Bond Project. Lease and Option have been executed by the Redevelopment Authority and the chairman and assistant secretary will also sign.

e. Foodstruck. Staff advised the possible use of the Northwest Triangle for future events.

VII. Adjournment

The meeting adjourned at 4:35 p.m.

