

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

A duly advertised meeting of the Redevelopment Authority of the City of York was held on April 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 4:03 p.m. by David Cross. Present were Michael Black, Melissa Stiles, Andrew Paxton and Aaron Anderson.

**II. Public Comment**

The Chairman acknowledged the death of Henry B. Leader, Esquire, long-time chairman of the Redevelopment Authority. A moment of silence was held in his honor.

Jane Heller of Springettsbury Township stated that she is interested in obtaining more information as to meeting issues ahead of the meeting schedule.

**III. Approval of meeting Minutes**

Michael Black moved to approve the minutes of March 18, 2015 as distributed. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5020

**V. New Business/Action Items**

- a. Multiple property acquisition. Mr. Derek Dilks is interested in three properties:
1. Citizens Bank;
  2. Pullman Building;
  3. 450 Madison.

His option expires tomorrow. He is prepared to exercise the option today. He provided the Board with two Project Plans. One for Citizens Bank and

one for Pullman. One is not available yet for 450 Madison Avenue. He has spent most of time on the one for Citizens Bank. It was noted that 450 Madison Avenue property will be the subject of a mediation on May 8. Mr. Dilks is working on construction costs for that property and nothing is concluded yet. David Cross opined that it would make the most sense to have the mediation before proceeding with the option. He then moved to extend the Option Agreement for 30 days. Michael Black seconded. Mr. Dilks agreed to the 30 day option extension. The motion passed unanimously.

Resolution No. 5021

- b. 109 West Gay Avenue. Mr. Seth Predix appeared to talk about the Keystone Color Works property. The Bank is now requiring ownership and possession so that their funding can be secured. However, a reverse subdivision will need to be done before that can proceed. Mr. Cross advised he thought then two motions would be required at present. One would be to allow the developer to start some construction work although with conditions and the second would be a motion to allow the sale, again with appropriate conditions. Mr. Predix advised he and his partner have hired an architect and the permit drawings should be available within a week. He advised that the York County Renaissance Fund is participating in an equity position in the amount of \$450,000. Mr. Predix also advised that the light demolition that he has been doing is almost 90% complete. He is prepared to start with the overall construction after he obtains a building permit, hopefully sometime in the month of May. Mr. Cross advised that an Amended Redevelopment Agreement has been signed by all parties. Mr. Paxton then moved to authorize construction on the condition that all permits are obtained, financing is approved, and insurance is obtained. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5022

The next motion. Michael Black moved to sell the property to Predix and Ilyes or the entity they may create for the construction of 29 luxury apartments contingent on approval plans and financing and as soon as the reverse subdivision is recorded. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5023

**IV. Financial Report**

The Authority General Fund Balance stands at \$26,573.80. The Pullman Building rental revenue fund is \$32,525.73. The Pullman tenant escrow fund is \$2,502.49.

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

Demolition:	\$ 83,100.26
Acquisition:	\$ 65,000.00
Stabilization:	<u>\$ 101,993.52</u>
	<b>\$ 250,093.78</b>

Staff advised they would be providing more updated financial reports as that is available.

**V. New Business/Action Items**

- b. 515 Linden Avenue. This was the subject of an agreement. The agreement expired and the Board agreed to an extension of a new agreement with new terms. However, the new agreement has not yet been signed by the developers. The developers are also in breach of the existing agreement by failure to make all the necessary payments. Mr. Paxton advised that the staff should cash all checks paid by the developers and suggested that the developers be told that they should come to the next meeting. If they do not and they are not current with the terms of the agreement, the Board will vote to end the agreement. Mr. Cross agreed that this would give the developer basically 30 days to cure. He also asked for a staff summary. The motion on the agenda was then tabled.
  
- d. 836-838 West Locust Street. Habitat for Humanity. Staff reviewed the old arrangement of holding the property indefinitely so that Habitat would not have to pay any taxes. That plan however was modified and the Authority created a fee basis in order to hold the property, as well as a requirement for definitive maximum date for holding. Nevertheless, Habitat is requesting the old agreement. Staff is recommending denial of just an open request without any details. Michael Black moved to deny the request. Andrew Paxton seconded. Aaron Anderson asked if we are being consistent. David Cross advised that since the next policy was enacted the Authority is being consistent and gave examples. The motion then passed unanimously.

Resolution No. 5024

## **VI. Staff Reports**

- a. New Business
  - i. Staff is looking into an internship for the summer.
  - ii. Staff has been approached by Downtown, Inc. to use Lot 18 on North Beaver Street for an event which will include parking. Signed waivers will be required.
  
- b. Old Business
  - i. 120 North Richland. There is a grant possibility being pursued. The agreement with York Agricultural Society is almost concluded.
  - ii. 300 North State Street. Another grant possibility is being supported by staff.
  - iii. Gus' Bar is almost complete.

## **VII. Chairman's Report**

The Authority has owns approximately 200 properties of which there are 50-60 structures. He and Derek Dilks have been looking at ideas on how to address these properties. They are focusing on infill model with new construction and contemporary design to attract people. This would be market rate housing and reproducible. There might be an issue with our architectural costs. The idea is to come up with a prototype by summer or fall. There are some potential funding sources as well as material suppliers who are interested. The chairman is advising the Board to stay tuned.

Ms. Heller then asked more questions about properties in the northeast area.

## **VIII. Adjournment**

The meeting adjourned at 5:08 p.m.