

The Redevelopment Authority of the City of York
Meeting Minutes
April 20, 2016

A duly advertised meeting of the Redevelopment Authority of the City of York was held on April 20, 2016 at 101 S. George Street, City Council Chambers, York, PA 17401

I. Call to Order / Welcome

The meeting was called to order at 4:30 p.m. by David Cross following a 3 PM workshop presentation (which was advertised) on the Northwest Triangle site by four prospective applicants. Present were Andrew Paxton, Aaron Anderson and Michael Black. Melissa Stiles was absent. Michael Black excused himself from the meeting at 4:35.

II. Public Comment

There was no public comment.

III. Approval of meeting Minutes

Aaron Anderson moved to approve the minutes of January 20, 2016 as distributed. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5093

IV. Financial Report

The Authority General Fund Balance stands at \$306,068.88, \$171,000.00 of which is unencumbered.

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

Demolition:	\$ 62,144.00
Acquisition:	\$ 0.00
Stabilization:	\$ 36,440.00
	\$ 98,584.00

V. New Business/Action Items

- a. Northwest Triangle Presentations. Following presentations meeting by The Time Group; Tri Corner Communities, LLC; Aiello's Custom Homes and Real Source Development at a 3PM workshop meeting, a motion was made by Aaron Anderson for staff to evaluate each proposal and report back to the Board with a recommendation for a chosen developer for the site. Andrew Paxton seconded. The Motion passed unanimously.

Resolution No. 5094

- b. 300 North State Street. Following a presentation by Kyle Spice, Penn Rose Properties, on the proposed re-purposing of the Danskin building into affordable housing, a motion was made by Andrew Paxton to authorize staff to negotiate the terms of a redevelopment agreement with Penn Rose Properties. Seconded by Aaron Anderson. The Motion passed unanimously.

Resolution No. 5095

- c. 719 E. Chestnut Street. Following discussions with staff, a Motion was made by Aaron Anderson to approve the acquisition of 719 E. Chestnut Street for the sum of \$1,000.00. Seconded by Andrew Paxton. The Motion passed unanimously.

Resolution No. 5096

- d. 727 Kelly Drive. Following discussion with staff, a Motion was made by Aaron Anderson to authorize the sale of 727 Kelly Drive to York Habitat for Humanity for One Dollar (\$1.00) plus all associated legal and recording expenses for the transfer of the property. Seconded by Andrew Paxton. The Motion passed unanimously.

Resolution No. 5097

- e. 594-596 W. Princess Street (Gus's Bar). Following discussions and a request by staff, a Motion was made by Andrew Paxton to authorize staff to open a new bank account to separately house funds related to the operation of the property at 594-596 W. Princess Street. Seconded by Aaron Anderson. The Motion passed unanimously.

Resolution No. 5098

- f. Healthy Corner Store Initiative. Following discussions with staff, a Motion was made by Aaron Anderson to authorize staff to enter into a Memorandum of Understanding with the City of York to collaborate on the launch of the City's Healthy Corner Store Initiative. Seconded by Andrew Paxton. The Motion passed unanimously.

Resolution No. 5099

- g. 55 West Philadelphia Street. Following a presentation by Royal Square Development and Construction, a Motion was made by Aaron Anderson to acquire the property located at 55 West Philadelphia Street for \$250,000.00 and enter into a redevelopment agreement with Royal Square Development and Construction under the terms set by the Board, including a 60-month term, with 36 months at no cost to Royal Square with 24 months taxes and carrying costs. Seconded by David Cross. The Motion passed 2-0, Andrew Paxton abstaining.

Resolution No. 5100

- h. 222 South Pine Street. Following a presentation by Rod Bosserman, Owner, requesting a letter from the RDA to present to the City of York Zoning Hearing Board on April 21, 2016 in support of his application to convert the single family dwelling at 222 South Pine Street into a two rental units, a Motion was made by Andrew Paxton to deny the Owner's request for a letter in support. Seconded by Aaron Anderson. The Motion passed unanimously.

Resolution No. 5101

- i. 463-477 Hope Street. Tabled.
- j. 324-326 South George Street. Following discussions with staff, a Motion was made by Aaron Anderson to authorize staff to enter into a contract with Derek Dilks, d/b/a, York Redevelopment Associates, to demolish 324 S. George Street and 326 S. George Street for \$85,000.00, half of which will be covered by the developer and the balance to be paid through a contribution to the Authority by a generous benefactor. Seconded by Andrew Paxton. The Motion passed unanimously.

Resolution No. 5102

- k. 44 West Market Street/56 West Market Street Projects. Following discussions with staff and solicitor, a Motion was made by Andrew Paxton to authorize staff to finalize documents necessary to postpone the commencement and competition dates required of the developer to September, 2016 and December 2017 respectively and to approve the subordination of the RDA's reverter clause to the lender's mortgage and lien on the property. Seconded by Aaron Anderson. The Motion passed 2-0, Andrew Paxton abstaining.

Resolution No. 5103

- l. 2016 Budget. Following discussions with staff, a Motion was made by Andrew Paxton to approve the RDA's 2016 Budget and to incorporate same into the City of York's 2016 Budget. Seconded by Aaron Anderson. The Motion passed unanimously.

Resolution No. 5104

- m. Charred Barrel. Following discussions with staff, a Motion was made by Aaron Anderson for the RDA to authorize a loan to the Charred Barrel from the Fresh Food Fund in an amount not to exceed \$25,000.00, provided the terms of same are approved by the Fresh Food Fund Loan Committee and the RDA Board. Seconded by Andrew Paxton. The Motion passed unanimously.

Resolution No. 5106

- n. South Court Street Properties - Slum and Blight. Following discussions with staff, a Motion was made by Andrew Paxton to authorize staff to enter into an agreement with Royal Square Development and Construction for the demolition of eight (8) properties along South Court Street, namely: 729, 731, 733, 735, 741, 743, 745, 747 South Court Street. Seconded by Aaron Anderson. The Motion passed 2-0, Andrew Paxton abstaining.

Resolution No. 5107

- o. 732 S. Duke Street. Tabled.
- p. 700 W. Princess Street. Following discussion with staff regarding the third floor party-wall encroachment into 702 W. Princess owned by Pedro Cabrera, a Motion was made by Aaron Anderson to sell the property at 700 W.

Princess Street to Juanita Barbosa for the sum of \$6,000.00 with condition that all renovations be completed and inspected in accordance with City Codes following the issuance of the proper permits and the requirement that buyer remain current on her tax and sewer payment plans. Seconded by Andrew Paxton. The Motion passed unanimously.

Resolution No. 5108

- q. Saint Mary's Garden Lots. Following discussions with staff, a Motion was made by Andrew Paxton to authorize staff to enter into negotiations with Immaculate Conception BVM Church for the sale of fourteen (14) parcels to the Church to be used for additional parking, specifically: 330, 332 and 334 South Duke Street; 30, 32, 34, 36, 38, 40, 42, 44 and 46 East Church Avenue and 335 and 337 South Court Street, with a reverter clause in favor of the RDA for the frontage along Duke Street at 330, 332 and 334 South Duke. Seconded by Aaron Anderson. The Motion passed unanimously.

Resolution No. 5109

VII. Staff Reports as follows:

- a. 132 S. Beaver - The project is progressing. Note that it is the first of seven projects with this developer.
- b. RDA Audit - 2014 is completed
- c. Gus' Bar – Martin Memorial Library intends to occupy the front of the building
- d. 450 Madison – the developer is moving onto the Zoning Hearing Board with staff support and Planning Commission support
- e. Charging Station - placed and in operation at N. George Street

Resolution No. 5110

IX. Adjournment

The meeting adjourned at 6:22 p.m.