

The Redevelopment Authority of the City of York
Meeting Minutes
August 20, 2014

A duly advertised meeting of the Redevelopment Authority of the City of York was held on August 20, 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, Andrew Paxton, and Melissa Stiles. Aaron Anderson was absent.

II. Public Comment

No public comment.

III. Approval of Meeting Minutes

Michael Black moved to approve the minutes of July 16 as distributed. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4957

IV. Financial Reports

The Authority General Fund Balance stands at \$179,945.18. The Pullman Building rental revenue balance is \$79,204.71. The Pullman tenant escrow is \$2,500.83.

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

Demolition:	\$ 118,519.59
Acquisition:	\$ 45,000.00
Stabilization:	<u>\$ 52,885.43</u>
	\$ 216,409.02

V. New Business/Action Items

- b. 385 Lexington Avenue. Mr. Elmo El Asari is requesting to acquire this property for renovation of a single family home. Mr. El Asari has done another property at Kings Mills Road. Mr. El Asari is agreeing to compensate the Authority for whatever costs there are for the acquisition including legal fees and related soft costs of the single family home will be for his personal use. Michael Black moved to approve the conveyance

through a Redevelopment Agreement and Deed in the above terms. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4958

- c. Citizen's Bank. Staff is requesting to submit a letter of interest to the Commonwealth of Pennsylvania, Department of Community and Economic Development for an Industrial Sites Reuse Program to remediate asbestos and lead based paint and any other hazardous materials. The grant requirements are such that a 25 percent match of funds be from the local entity. Andrew Paxton moved to approve the application. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4959

- a. 109 W. Gay Avenue. This is the Keystone Colorworks Building. Seth Predix and Jordan Ilyes have been working together for 20 years. They have each done some redevelopment and together they have done 41 units in various locations, West York at Monroe and Highland, 1360 North George Street in North York Borough, 1317 North George Street and they are completing 815 North George Street called the City View Lofts. The Keystone Colorworks Building is 36,000 square feet. They work with nine subcontractors. They showed them numerous pictures of these projects that they have done. They are excited about the posts, beams, and brick in the Keystone Colorworks Building. They are proposing 29 luxury loft style apartments. They will be one and two unit apartments. They are also proposing a rooftop deck. They think it would be best to have onsite parking but they have not completely looked at that idea at this point. They generally like to do two parking spaces per unit. The rents they are considering would be between \$950.00 and \$1,350.00 a month. They are proposing that they can complete this project in a year, 2015. They are offering \$100,000.00 for the property. Michael Black moved to approve a Redevelopment Agreement on those terms. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4960

VI. Staff Reports

- 1. New Business
 - a. Northwest Triangle RACP Grant Update. Staff feels they are close to the end, but unfortunately have not been able to schedule a meeting of Pennsylvania's Office of Budget.
 - b. The Redevelopment Authority Audit is almost complete.

- c. Marketing: the City's Department of Economic and Community Development Department is working on an RFP for marketing which would include Redevelopment Authority properties.
 - d. Downtown, Inc. They are requesting some funding from the Redevelopment Authority, asking for \$10,000.00. The City's Department of Economic Development already gives them funds.
2. Old Business
- a. Citizen's Bank. Staff is looking at a facility manager. Still does a weekly walk through of the building. They are getting inquiries for events from people. More details will be provided next month.
 - b. Accounting procedures in 2015 budget. The budget will be presented soon.
 - c. The RDA Master List. Staff is still working on.
 - d. Pullman Subcommittee. Since this involved disposition of real estate the chairman declared an executive session. At the conclusion of the executive session, the chairman reconvened the meeting. No action was taken.

VII. Adjournment

The meeting adjourned at 5:08 p.m.