

The Redevelopment Authority of the City of York
Meeting Minutes
December 16, 2015

A duly advertised meeting of the Redevelopment Authority of the City of York was held on December 16, 2015 at 101 S. George Street, City Council Chambers, York, PA 17401

I. Call to Order / Welcome

The meeting was called to order at 4:02 p.m. by David Cross. Present were Michael Black, Andrew Paxton, and Melissa Stiles. Aaron Anderson was not present.

II. Public Comment

There was no public comment.

III. Approval of meeting Minutes

Andrew Paxton moved to approve the minutes of November 18, 2015 as distributed. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5080

IV. Financial Report

The Authority General Fund Balance stands at \$139,699.98. The Pullman Building rental revenue fund is \$55,728.88. The Pullman tenant escrow fund is \$2,504.17.

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

Demolition:	\$ 69,293.26
Acquisition:	\$ 0.00
Stabilization:	<u>\$ 57,738.52</u>
	\$ 127,031.78

Staff was asked about the demolition budget and what might be on the horizon. Staff advised there are three properties on North Pershing. There is a demolition bid that has been sought and it is competitive. Staff is also looking at 156 East Maple which will not occur this year.

V. **New Business/Action Items**

b. **Multiple Properties.**

1. 701 West Princess Street. Mr. Almonte and Ms. Acevedo owe \$1,439.68. Staff is proposing a lien on the property. Mr. Almonte advised that this is agreeable. Melissa Stiles moved to deed the property on those terms. Michael Black seconded. The Motion passed unanimously.

Resolution 5081

2. 820 West Locust Street. Staff is proposing a deed of this property with a mortgage because of the amount owed. The balance on the cost of the deed is \$16,000. Although Ms. Acevedo advises that there is a dispute about a single payment in August of \$500 but it appears that \$16,000, plus \$6,125 in attorney's fees which were paid to acquire the property, need to be paid as well. Thus a mortgage in the amount of \$22,125 will need to be created. They will also be responsible for closing costs and recording charges. Andrew Paxton moved to deed the property subject to a mortgage in the amount of \$22,125 to be paid at \$500 a month with a balloon in two years at 4 ½ percent interest. Michael Black seconded. The Motion passed unanimously.

Resolution 5082

3. 424 Lincoln Street. This was under an Installment Sales Agreement in the amount of \$4,500. Ms. Acevedo believes it should now be \$4,000. They are however in default. They had planned to move to this property and live there but they went to 820 W. Locust. They have had personal difficulties which has resulted in the default. They advise they have put in \$10,000 into the property for materials in the roof and plumbing, electrical, and demolition. They state they are not neglecting the property. Staff responded with various items. The Acevedos advise they can pay \$4,000 within three months and can finish the property in seven months. Michael Black moved to take back the property and cancel the Installment Sales Agreement. Melissa Stiles seconded. Ms. Acevedo stated this was not fair. Mr. Paxton advised it was an obligation and they should not be emotional about it. Mr. Cross advised that this is very fair that the Authority is doing a lot more for them than they are doing for other people. The Motion was called and the Motion did not pass. Mr. Cross asked Mr. Almonte what does the property need. Mr. Almonte advised 60-65 drywall. It does have a furnace but it is not yet installed. There is all

new wiring and all new plumbing in the building. Mr. Cross advised that he would like to see a written scope of work and have it approved by the Authority and make it subject to a final inspection by the City Codes Department. They will have three months to pay the remaining balance. The deadline will be the March 15, 2016 meeting. A new Redevelopment Agreement is required. David Cross moved to terminate the old Agreement and enter into a new one with the above terms. Andrew Paxton seconded. The Motion passed unanimously.

Resolution 5083

- a. 1 North George Street/Citizen's Bank. Elliott Weinstein would like to install a separate electrical meter for electric vehicle charging station. Mr. Dilks has agreed to the idea and the location has been identified. Andrew Paxton moved to approve entering into the agreement. Melissa Stiles seconded. The Motion passed unanimously.

Resolution 5084

- c. 2016 RDA Board Meetings. They will continue to be held at 4:00 p.m. on the third Wednesday of each month. Melissa Stiles moved to approve advertising the meetings on those dates and times in Council Chambers. Michael Black seconded. The Motion passed unanimously.

Resolution 5085

VI. Staff Reports

Staff advised York Traditions Bank settlement will occur shortly and funds will be obtained to pay for Elm Terrace.

VII. Chairman's Report

The Chairman advised Pullman is getting ready for settlement.

VIII. Adjournment

The meeting adjourned at 4:55.