

The Redevelopment Authority of the City of York
Meeting Minutes
February 18, 2015

A duly advertised meeting of the Redevelopment Authority of the City of York was held on February 18, 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 absent.

II. Public Comment

- A. Jane Stambaugh a property owner from 319 Walnut Street heard that the Authority is tearing down 234, 236, 238 Walnut Street. She is asking why and what's going to happen with the properties. Staff advised they are all fire damaged. Two or three have already been deemed unfit for human habitation and are so bad they are safety hazard and need to be demolished. Ms. Stambaugh asked about Habitat for Humanity and an extensive discussion then ensued.
- B. Jane Heller of 1819 Idyllwild Avenue in Springettsbury Township had concerns about mud from a Think Loud property. She had discussions with Habitat about their future plans. She is concerned about 150 properties in the Think Loud neighborhood and has had right-to-know issues.
- C. Shilvosky Buffaloe read a statement. The City of York plans to demolish the buildings located at 234, 236 & 238 Walnut Street using Federal HUD money. These buildings have been severely damaged by fire and have become a safety hazard to the surrounding community. These buildings are contributing to the York Historic District and as such are required to be reviewed under the Section 106 process. The public must be notified of such actions by the city. If you have any questions or comments on this project please contact Roger Ciuffo at Historic York (717) 843-0320 within 30-days of this announcement.

III. Approval of meeting Minutes

Andrew Paxton moved to approve the minutes of January 21, 2015 as distributed. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5000

IV. Financial Report

The Authority General Fund Balance stands at \$203,034.40. The Pullman Building rental revenue fund is \$46,186.22. The Pullman tenant escrow fund is \$2,502.09.

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

Demolition:	\$ 84,719.59
Acquisition:	\$ 45,000.00
Stabilization:	<u>\$ 47,235.93</u>
	\$176,955.52

V. New Business/Action Items

- a. 348 West Smyser Street. Mr. and Mrs. Norberto Ovide are offering \$2,000 for this property. It will be a single family residence. The Authority acquired it in a donation from Wells Fargo. Mr. Ovide has finished 352 Smyser Street. It is a standard row house home. He estimates he will put \$10,000 to \$12,000 in it. Andrew Paxton moved to sell the building to the Ovides for \$2,000. Michael Black seconded. The motion passed unanimously.

Resolution No. 5001

- b. 123 South Queen Street. Mr. Gustavo Zabala and his wife, Aguediata Rodriguez, are requesting to purchase this building for rehabilitation as soon as the condemnation is complete. They are offering to reimburse the Authority for all expenses including payments to the owner and legal fees, and costs. Staff has expressed concerns about the status of their previous property at 345 North Beaver. The Board agreed that favorable progress on that property will be a condition of this sale. Michael Black moved to enter into a Redevelopment Agreement on those terms. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5002

- c. New Bank Accounts. Staff is requesting three new accounts for project specific matters and are to avoid comingling of funds and various projects. Melissa Stiles moved to approve staff opening those accounts. Michael Black seconded. The motion passed unanimously.

Resolution No. 5003

- d. 47 East Maple Street. Crispus Attacks owns 45 East Maple Street. The Authority has condemned this property. The Board of View decided it has no value. As soon as the 30 day period is up that will conclude the case. Crispus Attacks is requesting a deed for this property for \$1.00 plus our legal costs. Michael Black moved to approve the transfer under those terms. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5004

- e. 594-596 West Princess Street-Gus' Bar. Staff is considering entering into an agreement for management of this property with other entities including the Salem Square Community Association. Staff would like to have this agreement in place by the time the property is finished in April. The Board discussed the values of either an LLC or Limited Partnership. Andrew Paxton moved to authorize staff to proceed on that basis. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5005

- f. Declarations of Taking. Staff advised that the following three properties have been appropriately certified as blighted through the Planning Commission and the Vacant Property Review Committee. They are:
1. 212 North Pine
 2. 214 North Pine
 3. 558 Salem Avenue
- Michael Black moved to certify these properties as blighted and authorized staff to commence declarations of taking. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5006

- g. Staff Reports.
- a. New Business
- i. Change order #3. After discussion Melissa Stiles moved to approve change order #3. Michael Black seconded. Andrew Paxton asked if this would change her position on the future of a dispute. Staff advised no. The motion passed unanimously.

Resolution No. 5007

- ii. Kings Mill Road property-Cell Tower Agreement. This would be a revenue sharing matter with the city.
- iii. 1014 S. Pine Street. Mr. and Mrs. William Bolt. Staff advised that this may be a matter to bring back to the Board in March.

- iv. 515 Linden Avenue. Staff advised this may also be a matter coming back to the Board in March.
- b. Old Business
 - i. Brick Box. Staff advised Mr. Dilks will be signing the action agreement today and will be exercising the option in April.
 - ii. 120 North Richland. This will be deeded with some restrictions.
 - iii. RACP. Staff has advised that approximately \$2 million will be paid within a week.
 - iv. Keystone Color Works. Messrs. Predix and Ilyes are moving forward.
 - v. 600-630 South Pine Street. This has been signed.

VI. Chairman's Report

Pullman cash flow is getting better.

VIII. Adjournment

The meeting adjourned at 5:00 p.m.