

**The Redevelopment Authority of the City of York  
Meeting Minutes  
January 21, 2015**

A duly advertised meeting of the Redevelopment Authority of the City of York was held on January 21, 2015 at 101 S. George Street, City Council Chambers, York, PA 17401

**I. Call to Order / Welcome**

The meeting was called to order at 4:05 p.m. by Michael Black. Present were Andrew Paxton and Melissa Stiles. David Cross and Aaron Anderson were absent.

**II. Public Comment**

There was none but 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.

**IV. Financial Report**

The Authority General Fund Balance stands at \$213,932.85. The Pullman Building rental revenue fund is \$44,663.07. The Pullman tenant escrow fund is \$2,501.88.

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

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

**III. Approval of meeting Minutes**

Melissa Stiles moved to approve the minutes of December 17, 2014 as distributed. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4990

**V. New Business/Action Items**

- a. 348 West Smyser Street. Staff advised this is being donated by Wells Fargo. It needs a roof but Wells Fargo is willing to donate the property and pay \$10,000. Melissa Stiles moved to approve the acceptance of the donations. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4991

- b. 56 West Market Street-Weinbrom. The development proposal with Royal Square Development was discussed by staff. There will be a Redevelopment Agreement, a Loan Agreement, and a Management Agreement. All commitments of all parties will need to be clearly set forth prior to the transaction taking place. Better York did a study of the unit block from the square for upper floors which was discussed. Andrew Paxton moved to authorize staff to enter into a Redevelopment Agreement and have staff negotiate a Management Agreement. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4992

- c. 109 West Gay Street-Keystone Color Works. The Predix/Ilyes bank wants first lien position and does not want the RDA to hold the property. Thus the sales price will need to be discounted to make this transaction viable. Melissa Stiles moved to approve the reduction of the sales price of \$9,000 down to \$9,100. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4993

- d. 120 North Richland Avenue. Staff is in discussion with York County Agricultural Society on this property. Staff is recommending a letter of intent to the Commonwealth Department of Community and Economic Development for an Industrial Sites Reuse Program to remediate ACM/LBP and other hazardous materials at the site. The grant will

require 25% match of funds for the total project cost. Melissa Stiles moved to approve the letter of intent. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4994

- e. 300 North State Street. This property is being offered to the Authority. Staff wishes to find out the environmental situation and another letter of intent is needed. Melissa Stiles moved to approve the letter of intent. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4995

- g. ME-300-591 Extension. Staff is requesting Authority to enter into a grant with the Office of Budget to extend the Northwest Triangle RACP grant for another year, through January 31, 2016. This will be necessary to comply with all their requirements remaining on the grant. Andrew Paxton moved to approve the grant extension. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4996

- h. Fresh Food Fund. The Handsome Cab, LLC is in need of funds to redevelop the Formprest Building on North George Street. A loan of \$20,000 had been approved for equipment. The overall project has been scaled back. Staff will be required to get UCC-1's and landlord waiver for a first lien on the fixtures, machinery and equipment. Andrew Paxton moved to authorize the loan with those stipulations. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4997

- i. Staff Reports.
  - 1. \$25,000 is being requested to go to Cultural Alliance as part of a Creative Impact Grant for art.
  - 2. Brick Box. Staff is meeting regularly with Derek Dilks.
  - 3. 120 North Richland is going forward.
  - 4. Northwest Triangle - what remains of this is mostly the RACP Grant.
  - 5. Gus' Bar. Mr. Bruce Johnson reviewed change orders originally the total sum of \$56,500 is sought. The fund amount is now \$44,000.
  - 6. Selina Sparks(?) of Think Loud is requesting conveyance of three properties the Authority acquired from their County Repository.
    - a. Two on North Pine (218 and 220);

b. 238 Walnut Street.

Each of these were \$578 so the proposal is \$1,734. There will be some demolition for which fire escrow funds can be used. Melissa Stiles moved to approve the conveyance. Andrew Paxton seconded. The motion passed 2 to 0. Andrew Paxton abstained.

Resolution No. 4998

### **VIII. Adjournment**

The meeting adjourned at 4:55 p.m.