

The Redevelopment Authority of the City of York
Meeting Minutes
July 16, 2014

A duly advertised meeting of the Redevelopment Authority of the City of York was held on July 16, 2014 at 101 South George Street, City Council Chambers, York, Pennsylvania 17401.

I. Call to Order / Welcome

The meeting was called to order at 4:06 p.m. by Michael Black. Present were Andrew Paxton and Melissa Stiles. David Cross and Aaron Anderson were absent.

V. New Business/Action Items

- b. 941 East King Street. James Morgan and his wife Tonya Thompson Morgan live at 921 Marbrook Lane. They are requesting to purchase 941 East King Street to renovate it and turn it into a single family home. The property was donated to the Authority from Wells Fargo. Mr. Morgan estimates \$20,000.00 to \$25,000.00 construction costs. He provided proof of financing. They had considered offering more for the property before a tree fell onto it. They are now offering \$1,000.00. Melissa Stiles moved to approve the sale to the Morgans for \$1,000.00 under the completion date of six months. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4947

- a. 101 and 110 South Queen Street. Josh Hankey of Susquehanna Renovations appeared. He wishes to exercise the option on this property. It will be a wedding and event venue and artistic space. The city has approved his plans. He has private financing of \$750,000.00. There is an equity investor of \$250,000.00. The total cost of the renovation will be \$1.5 million. He has an additional \$250,000.00 verbally. He proposes to start work August 1. Andrew Paxton moved to approve the sale on those terms. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4948

III. Approval of Meeting Minutes

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

Resolution No. 4949

III. Approval of Meeting Minutes

Melissa Stiles moved to approve the minutes of June 18. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4950

IV. Financial Reports

The Authority General Fund Balance stands at \$6,599.51. The Pullman Building rental revenue fund stands at \$95,559.34 and the tenant escrow amount fund account is \$2,500.62.

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

Demolition:	\$ 118,519.59
Acquisition:	\$ 45,000.00
Stabilization:	<u>\$ 57,671.43</u>
	\$ 221,191.02

V. New Business/Action Items

- c. Lawn and Snow Removal Contract. Staff is proposing that Zimco continue for a three-year term. Melissa Stiles moved to award the contract. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4951

- d. VPRC Appointment. David Cross' term has expired. Andrew Paxton moved to reappoint David Cross to the Vacant Property Review Committee for another three-year term. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4952

- e. Redevelopment Authority Restricted Funds. Staff is proposing that a separate account at Metro Bank be set up. It will be non operational and subject to specific action. The initial amount will be \$200,000.00. Melissa Stiles moved to authorize the creation of the account. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4953

- f. CDBC Grant Application. Melissa Stiles moved to authorize staff to submit a grant application to the City of York for a three year funding cycle for funds to be utilized for slum and blight activities. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4954

- g. Donation of Properties from Wells Fargo. Wells Fargo is donating the following properties:
 - 1. 1228 E. Wallace St.
 - 2. 741 W. Poplar Ave.
 - 3. 317 Walnut St.

Melissa Stiles moved to accept these donations. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4955

- h. Habitat for Humanity. Habitat wishes to proceed with development of six parcels along West Princess Street. The Authority has four of these parcels by virtue of a Deed on June 3, 2011. Two additional parcels are owned by the Authority. Andrew Paxton moved to approve the deeding of 409, 411, 413, 415, 417, 419, and 421 West Princess Street to Habitat for Humanity. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4956

VI. Staff Reports

- a. New Business
 - 1. Penn Cinema-With the conclusion of his development, staff is refunding his deposit.
 - 2. Citizens Bank Charette. There will be one on July 23.
 - 3. Accounting Procedures/2015 Budget. Staff is proposing meeting with two members of the Authority to be involved in this matter.
- b. New Business
 - 1. Master Calendar. This is being considered by staff to have a better tracking of everything. An initial result was presented.
 - 2. CDBG Application. This has been done. Staff is considering further explanation of information to be provided such as impact on tax rules and other matters.

VII. Adjournment

The meeting adjourned at 4:33 p.m.