

The Redevelopment Authority of the City of York

Meeting Minutes

June 18, 2014

A duly advertised meeting of the Redevelopment Authority of the City of York was held on June 18, 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, Aaron Anderson, Andrew Paxton and Melissa Stiles.

II. Public Comment

No public comment.

III. Approval of Meeting Minutes

Michael Black moved to approve the minutes of May 21. Aaron Anderson seconded. The motion passed unanimously. Resolution No. 4939

V. New Business/Action Items

g. York County Heritage Rail Trail Project. Tim Miller, Downtown, Inc. Project Coordinator discussed the rail trail extension. There are two DCNR applications pending totaling \$1.25 million. The grant requests require matching funds. Jeff Shue from C.S. Davidson talked about a Green Action Plan that involves MS4. Tim Fulton spoke and requested the Redevelopment Authority fund planning in the amount of \$10,000.00. He believes this will help the Northwest Triangle Development. A commitment is appreciated at this stage. It is hoped that the money might not be required in the final analysis. Aaron Anderson moved to grant the \$10,000.00 if needed. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4940

a. Leonardo McClarty is attending his first meeting in person. Aaron Anderson moved to appoint him as Secretary of the Redevelopment Authority. Michael Black seconded. The motion passed unanimously.

Resolution No. 4941

d. 623 and 631 West Princess. Joshua Gropp d/b/a York Now, LLC and Aeon Investments, LLC. He showed photographs of the work that was done at 638 West Princess. They have a current inventory of almost 150 properties. They are going to do with these properties what they have done in the past. They are completing almost the entire block. David Cross stated that they have track record of doing nice rehabilitations. Melissa Stiles moved to approve the sale for \$1.00 each on the usual terms. Aaron Anderson seconded. The motion passed 3 to 0. Michael Black abstaining.

Resolution No. 4942

c. 343 South Penn Street. Ana Hernandez and Richard Morel are currently renting. They are requesting to purchase this property for the sum of \$5,000.00. The Redevelopment Authority costs are very close to that amount. Staff is proposing an installment agreement over two years. Aaron Anderson moved to authorize the sale on the above terms. Providing the eventual product

is a single family home and owner occupied. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4943

b. 100 and 110 South Queen Street. This item was tabled.

e. 732 South Duke Street. David Gonzalez is requesting this property. He rehabilitated 441 ½ West College Avenue. He estimates \$13,115.00 for rehab costs. He does not know if zoning will approve a duplex for the structure. Otherwise he will make it a single family home for rental purposes. Staff is recommending approval of the transaction for the sum of \$1,000.00 to be paid in one year or when a Certificate of Occupancy is obtained, whichever is sooner. Michael Black moved to approve the transaction under those terms. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4944

f. Woolworth Building – 34 West Market Street. Mr. Calvin Weary needs open spaces because the Strand Capitol needs to store sets. This would be from now until December 31, 2014. He will use the basement mostly and he will achieve access to the building from Mason Alley. This would be a License Agreement requiring full insurance and indemnification and no children on the premises. Michael Black moved to approve the transaction. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4945

VI. Staff Reports

a. New Businessa. Staff is working on a master list for repository. Staff is also coding the properties in terms of condition on a 1 through 5 basis, 1 being really good and 5 being really bad. Staff is also interested in trying to input acquisition costs to see if there is any tax revenue involved. This way acquisition and disposition of properties each year can be quantified.b. Tickler calendar. Staff is creating one for deadlines of developers. c. Property maintenance RFP for snow and lawn. This will be done in July. b. Old Businessa. Pullman. Staff is waiting on two items. One from the architect and one from another contractor.b. Accounting system is also being discussed at staff level.

The Board then went into Executive Session to discuss potential litigation.

After the Executive Session, the Board reconvened. Michael Black moved to authorize staff and counsel to file suit to revert 308 South George Street from David Wolverton. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4946

VII. Adjournment

The meeting adjourned at 5:15 p.m.