

The Redevelopment Authority of the City of York
Meeting Minutes
June 17, 2015

A duly advertised meeting of the Redevelopment Authority of the City of York was held on June 17, 2015 at 101 S. George Street, City Council Chambers, York, PA 17401

I. Call to Order / Welcome

The meeting was called to order at 4:00 p.m. by David Cross. Present were Andrew Paxton and Melissa Stiles. Michael Black and Aaron Anderson were absent.

II. Public Comment

There was no public comment.

III. Approval of meeting Minutes

Melissa Stiles moved to approve the minutes of May 20, 2015 as distributed. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5034

VI. Staff Reports

iii. Craig Wolf of the YMCA appeared. The YMCA will manage Gus' Bar. Staff is working on an agreement with an equity component since the YMCA owns the three lots across the street and they are making that contribution.

IV. Financial Report

The Authority General Fund Balance stands at \$197,791.40. The Pullman Building rental revenue fund is \$34,830.33. The Pullman tenant escrow fund is \$2,502.91.

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

Demolition:	\$ 79,890.26
Acquisition:	\$ 65,000.00
Stabilization:	<u>\$ 100,662.02</u>
	\$ 245,552.28

Staff advised the Authority has not yet gotten the current year's funds.

V. New Business/Action Items

- a. 20 W. College. This is being sold to George Street Enterprises, LLC for \$1,000.00 broken down as \$800.00 for the purchase price of \$200.00 for counsel fees. Melissa Stiles moved to approve the transaction. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5035

- b. 26-30 West Boundary. The Authority owns three properties: 26, 28, and 30. Crispus Attucks owns the two other adjoining properties in that block and the Authority has been holding them for Crispus Attucks. Crispus Attucks is now requesting them back in order to develop them into ADA accessible single-family homes. Andrew Paxton moved to transfer the three properties back to Crispus Attucks. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5036

- c. 369 North George Street. Staff has been approached by a potential developer for this property the old Armory. The owner requires an appraisal to be submitted with the bid, the developer is requesting our assistance with the bid and will reimburse for the cost of an appraisal, as long as it is no higher than \$4,000. Melissa Stiles moved to approve. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5037

- d. The following properties have been certified as blighted by the York City Planning Commission and the Vacant Property Review Committee:

1. 710 West Mason Avenue;
2. 216 North Pine Street-
3. 358 West Philadelphia Street.

Melissa Stiles moved to certify them as blighted and authorized staff to file eminent domain. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5038

- e. 319 Chestnut Street. The Northeastern Paranormal Association wants to use the property. Staff and Authority Members are concerned about

liability. Andrew Paxton moved to deny the use of the property. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5039

VI. Staff Reports

- i. Elite Property Management- of whom one member is Josh Gropp is trying to get a variance for 956 East Market Street. The Zoning Ordinance mentions letter of support. Staff will be writing that letter.
- ii. York City Police Department-there are vacant lots on East Maple Street. They are not being used by Eagle Christian Ministries any longer. Police are thinking about using it as a park for kids. Staff will advise further.

VII. Chairman's Report

He is working with various developers and has nothing new to report at this time.

VIII. Adjournment

The meeting adjourned at 4:18 p.m.