

The Redevelopment Authority of the City of York

Meeting Minutes

March 19, 2014

A duly advertised meeting of the Redevelopment Authority of the City of York was held on March 19, 2014 at 101 South George Street, City Council Chambers, York, Pennsylvania 17401.

I. Call to Order / Welcome

The meeting was called to order at 4:00 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

Andrew Paxton moved to approve the minutes of February 19, 2014. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4918

V. New Business/Action Items

c. 424 Lincoln Street. Ms. Acevedo was present and was looking for action of this property for \$9,000.00. Melissa Stiles moved to approve the sale on the usual terms for \$9,000.00. Andrew Paxton seconded. The motion passed 2 to 1. David Cross opposing.

Resolution No. 4919

b. Derek Dilks. Mr. Dilks' experience was discussed. His ultimate goal is to help single-family homes throughout the city. Unfortunately two on the list will have to be multi-family because they have always been that way. He is targeting rentals between \$750.00 - \$900.00 a month. Plans and financing have been reviewed by staff and the chairman. The Rehab costs range from the low of \$40,000.00 to high of \$500,000.00. Some selective demolition will be required on some properties. The RDA will sell each property for a \$1.00. In addition, the Authority will contribute \$20,000.00. Mr. Dilks indicates he will start his rehab for three months and finish within six months. If the RDA will continue to hold title for that time period, he will commit himself to getting the properties sold. His sales strategy is to work with housing organizations to find good purchasers. He will also work with real estate brokers who know the City of York. The Board and Mr. Dilks discussed how the \$20,000.00 contribution would be arranged. The details are still up in the air. The money could be used for properties at the front end, or the back end, or some for each property or even using the \$20,000.00 as a revolving loan fund. Melissa Stiles moved to approve a Redevelopment Agreement with Derek Dilks or a related entity for \$1.00 each and the Authority would contribute the \$20,000.00 from its general fund, the details of which are to be negotiated down the road. The properties are 308 South George Street, 312 South George Street, 324 South George Street, 326 South George Street, 353 South George Street, 132 South Beaver Street, and 320 West Princess Street. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4920

IV. Financial Reports

The Authority General Fund Balance stands at \$303,971.88.

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

Demolition: \$ 72,160.22 Acquisition: \$ 25,000.00 Stabilization: \$ 30,334.58 \$ 127,494.58

V. New Business/Action Items

a. 200 & 304 North Broad Street. Graybill KCG Investment, LLC would like to purchase these properties for \$65,000.00 for development into a retail store. Andrew Paxton moved to approve the sale. Melissa Stiles seconded. After discussion, all three Board Members voted to oppose the sale. Voted 3-0.

Resolution No. 4921

d. 55 South Penn Street. Mr. Steven Buffington of 2 Sons Mechanical is offering \$3,000.00. Staff has obtained additional information from him and is recommending the sale. Melissa Stiles moved to approve the sale on those terms. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4922

e. 416 West Princess Street. Mr. and Mrs. Arias are offering \$2,500.00 for this property as well as the lot next door 418 West Princess Street. They will fix up 416 West Princess into a single-family rental. Their budget estimate is \$14,000.00. They will be their own contractor. Andrew Paxton moved to approve the sale on those terms. Melissa Stiles seconded. The motion passed unanimously. Resolution No. 4923

VI. Staff Reports

a. Gus' Bar. There has been a groundbreaking. All systems go. b. Northwest Triangle/RACP. The grant is almost concluded.

It appears that CODO will not proceed with their part of the project.

Penn Cinema. The subject of work by the chairman and the staff is ongoing. c. Illegal dumping. Staff is purchasing cameras to prove illegal dumping. d. The Bond Building, 110 South Queen Street. The Board does not want to rent the property except under its own terms. There will need to be a full fledged lease under the terms discussed or a full fledged option. Nothing halfway. e. Jackson. A letter was sent. f. Pullman update. The account balance is about \$77,000.00. This line item will now be in the financial reports. Discussion about the rentals which are between \$475.00 - \$525.00 a month an average.

VII. Adjournment

The meeting adjourned at 5:13 p.m.