

The Redevelopment Authority of the City of York
Meeting Minutes
March 18, 2015

A duly advertised meeting of the Redevelopment Authority of the City of York was held on March 18, 2015 at 101 S. George Street, City Council Chambers, York, PA 17401

I. Call to Order / Welcome

The meeting was called to order at 4:02 p.m. by David Cross. Present were Michael Black, Andrew Paxton and Aaron Anderson. Melissa Stiles was absent.

II. Public Comment

No public comment.

III. Approval of meeting Minutes

Andrew Paxton moved to approve the minutes of February 18, 2015 as distributed. Michael Black seconded. The motion passed unanimously.

Resolution No. 5007

IV. Financial Report

The Authority General Fund Balance stands at \$130,277.14. The Pullman Building rental revenue fund is \$44,800.53. The Pullman tenant escrow fund is \$2,502.28.

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

| | |
|----------------|----------------------|
| Demolition: | \$ 102,144.00 |
| Acquisition: | \$ 65,000.00 |
| Stabilization: | <u>\$ 70,161.15</u> |
| | \$ 237,305.15 |

V. New Business/Action Items

- g. 1014 South Pine Street. Mr. William Bolt appeared. Staff advised there was a Redevelopment Agreement which should have been concluded by

now. Mr. Bolt has had some financial problems. Staff has worked them out with him and now seeks a motion to extend the Sales Agreement for three years as long as satisfactory process is being made. The original payment was \$250 a month for two years. The new agreement will be for \$500 a month for three years. Andrew Paxton moved to approve the extension on those terms. Michael Black seconded. The motion passed unanimously.

Resolution No. 5008

- a. 468 West Princess Street. Mr. Polonio DeLeon is requesting to buy this property for \$2,000 to become a single family home. Michael Black moved to deny the request. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5009

- b. 162 Lafayette Street. Pandora Investments, L.P. is requesting to purchase this property for \$7,000. It will be a two-unit structure. Andrew Paxton moved to approve the sale. Michael Black seconded. The motion passed unanimously.

Resolution No. 5010

- c. 537 West Princess Street. Pandora Investments is requesting this property. They are willing to purchase it for \$5,000. They will remain a single family home. Andrew Paxton moved to approve the sale. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5011

- d. 440 Pennsylvania Avenue. This property has just finished the eminent domain proceeding. Mr. Steven Buffington d/b/a Two Sons Mechanical is requesting to purchase the property for \$15,000. It will continue as a two-unit building. Michael Black moved to approve the sale on those terms. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5012

- e. 244-250 North George Street. Staff has been approached by Susquehanna Renovations, Inc. who has entered into a sales agreement for these properties. Susquehanna Renovations, Inc. will assign the agreement to the Authority which will leave the Authority the ability to use any developer. The funding will be the same as Weinbrom.

Andrew Paxton moved to approve proceedings in that fashion. Michael Black seconded. The motion passed unanimously.

Resolution No. 5013

- f. Multiple Property Acquisition. Staff advised this matter is not ready for board action.
- h. 44-50 West Market Street. The original Option Agreement expire April 12, 2015. Josh Hankey of Royal Square Development is requesting another option for an additional six months. He is agreeable to paying \$1,000. Michael Black moved to approve a six-month additional option on those terms. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5014

- i. 600-602 South Queen Street. Crispus Attucks is requesting to create a community garden and is requesting a license agreement for two years. Aaron Anderson moved to approve the transaction. Michael Black seconded. The motion passed unanimously.

Resolution No. 5015

- j. Gus' Bar 594-596 West Princess Street. Change Order number 5 is ready. It will result in a deduct of \$5,453.91. Michael Black moved to approve the Change Order. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5016

Staff also presented five change directives.

- 1. Ramp- Michael Black moved to approve authorizing staff to negotiate up to \$16,450. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5017

- 2. Time extension- Aaron Anderson moved to authorize staff to negotiate up to \$7,407.46. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5018

3. Wage rate- The Board advised zero change.
4. Refrigerator- The Board advised zero change.
5. Balconies- Michael Black moved to authorize staff to pay up to \$10,000. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5019

VI. Staff Reports

a. New Business

- i. Legal expenses. Staff has been working with the city for the last several years to really push blight. The cost has gotten expensive. The city has incurred the initial expenses and the Redevelopment Authority winds up paying just compensation. Staff advised there could be issues in the 2016 city budget. Staff advised they are now considering making sure the developer with available funds is in place before the blight process is initiated. There will be further discussions on this matter.
- ii. 120 North Richland. This transaction should occur this month.
- iii. NWT-Keystone Color Works. Status of the land development plan was discussed. The RACP grant funds of \$2.2 million has been received. The Office of Budget however has retained \$100,000. Thus the Authority still has a line of credit with Metro Bank. The balance is approximately \$175,000.
- iv. 515 Linden. Staff advised there is some financial problems there. There should be more to discuss at the next meeting.
- v. Gus' Bar. Staff advised no partnership arrangements will occur with two entities. However there is still a discussion with YMCA or its development counterpart YCDC. Staff is also looking at tenants and parking areas. David Cross advised that he felt staff has done a great job with this project.

VII. Chairman's Report

Derek Dilks should be coming next month for requesting an option. There had been Northwest Triangle meetings with potential developers.

VIII. Adjournment

The meeting adjourned at 4:55 p.m.