

The Redevelopment Authority of the City of York

Meeting Minutes

May 21, 2014

A duly advertised meeting of the Redevelopment Authority of the City of York was held on May 21, 2014 at 101 South George Street, City Council Chambers, York, Pennsylvania 17401.

I. Call to Order / Welcome

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

II. Public Comment

Josh Hankey advised he will be working on the Bond sales agreement. He would like to settle on the property by the end of June. He has given a packet of information to staff. He would like to start working on the title, etc.

III. Approval of Meeting Minutes

Michael Black moved to approve the minutes as distributed. Melissa Stiles seconded. The motion passed unanimously. Resolution No. 4931

V. New Business/Action Items

b. 45 West Market Street. Elliott Weinstein appeared. Mr. Todd Grove of Murphy & Dittenhafer appeared and gave a presentation about the building, the site plan, etc. This is the old Griffin Smith property. It has a two story addition in the back that will need to be removed. It is about 1,700 square feet. It will provide for 5 more parking spaces. There are 12 now. This demolition will get the building back to its original three story structure with a pitched roof. There will be work that needs to be done on the front and rear as part of the demolition and rehab work. They will need to get HARB approval. At this point Mr. Weinstein is contemplating simply a Vanilla Box for now. It will be 1,200 square feet on the first floor. The basement will be used for storage and there will be offices on the second and third floor. He hopes eventually to install a restaurant there. He is not planning on putting in any systems at this point because it will depend on the eventual user. Finances are unknown at this point although a letter from York Traditions Bank will be obtained. The construction project is out for bid. He requested 5 major contractors and expects 4 bids by Friday, May 30. He is also considering LERTA and appealing the assessment to the Board of Assessment Appeals promptly. Andrew Paxton moved to sell the property to Mr. Weinstein and his wife and their LLC Mashugana for \$2,000.00 with the usual terms. Michael Black seconded. The motion passed unanimously.

Resolution No. 4932

g. 1001-1003 South Queen Street. This property intersects at Springdale Avenue at the Southeast corner. Mr. Clair Anderson offered \$1,500.00 for the property. It is two units. He intends to demolish the front smaller wooden structure and make it a single-family home. His full proposal was reviewed. He will obtain his financing from Fulton Bank. The renovation cost is expected to be around \$65,000.00. Michael Black moved to approve the sale subject to proof of financing. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 4933

a. 1 East Market Street. This is the old Citizens Bank building. The purchase price will be \$515,000.00. We will obtain funds from a benefactor. Marketview Arts exhibit needs a new home as soon as possible. The college and other benefactors will arrange for the utilities to be paid. The Authority will not own the property for a time. We will therefore need an agreement with the bank. Andrew Paxton moved to purchase the property for \$515,000.00 subject to staff approval. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4934

c. 343 South Penn Street was removed from the agenda.

d. 345 North Beaver Street. Mr. Gustavo Zabala and Ms. Aguedita Rodriguez appeared. They are offering the property for a \$1.00. Mr. Zabala is a contractor and has experience in the city. This renovation cost will be between \$25,000 and \$28,000 plus his own efforts. Aaron Anderson moved to approve the sale on those terms. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4935

e. 732 South Duke Street was removed from the agenda.

f. 734-736 South Duke Street. Mr. or Ms. Arisleidy Calcagno. Her contractor experience was reviewed. Each property will be acquired for a \$1.00. The rehab costs are expected to be \$45,800.00. Melissa Stiles moved to approve the sale on those terms. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 4936

g. Pullman Apartments/238 North George Street. There is a Section 8 compliance issue. The front of the building needs to be scraped and painted. Real Services has been at the best bid for this work. It is \$17,176.66. Michael Black moved to enter into that agreement to using the Pullman account for the source of funds. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4937

i. Declarations of Taking. The following properties have been through the blight process and have been certified as blighted by the Planning Commission and the Vacant Property Review Committee and staff is recommending eminent domain.

701 West Princess 422 Lincoln Street 213 North Hartley Street 337 Smyser Street

Michael Black moved to certifying these properties as blighted and authorized staff to proceed with condemnation. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4938

VI. Staff Reports

a. 2013 City/RDA Audit. All material has been provided to them. b. Pullman. Staff met with Core Design Concepts to develop a plan for renovations.

IV. Financial Reports

The Authority General Fund Balance stands at \$290,232.32. The Pullman Building rental revenue fund stands at \$86,747.84 and the tenant escrow amount fund account is \$2,500.20.

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

Demolition: \$ 49,380.59 Acquisition: \$ 25,000.00 Stabilization: \$ 61,573.43 \$ 135,954.33

V. New Business/Action Items

None.

VII. Adjournment

The meeting adjourned at 4:45 p.m.