

**The Redevelopment Authority of the City of York**  
**Meeting Minutes**  
**May 18, 2016**

A duly advertised meeting of the Redevelopment Authority of the City of York was held on May 18, 2016 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**

There was no public comment.

**III. Approval of meeting Minutes**

Andrew Paxton moved to approve the minutes of April 20, 2016 as distributed. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5111

**V. New Business/Action Items**

- a. Northwest Triangle. The staff reviewed proposals and had a short discussion with those who presented including a visit. Staff is recommending a six-month option to the Time Group at a cost of \$25,000 which sum is non-refundable but will be applied to the purchase price. Michael Black moved to approve the option on those terms but making sure the option will expire the day before the November meeting, i.e. November 15, 2016. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5112

- b. 1 North George Street/Citizen's Bank. Ms. Dilks is asking for an extension of the agreement, to expire by June 30, 2016. The agreement has been extended a couple of times. Andrew Paxton moved to approve the extension on those terms. Aaron Anderson seconded. Michael Black asked about the cost of interest on the Note we have with York Traditions Bank. Staff has prepared an interest carrying model. David Cross advised that there are also costs that the Authority is paying such as insurance and utilities. Andrew Paxton said he

wanted to make sure this is the last extension and that we should obtain the amount of our January to June costs. The motion passed unanimously.

Resolution No. 5113

- c. 120 North Richland. Yohn Property Management as a developer has expressed interest in this property. Staff is still looking at environmental issues to clean up and demolish part of the property. The option cost being proposed is \$100. David Cross advised that he believes that this is a unique situation but he would like to see the option cost to be \$1,000. He therefore made the motion to grant the option for \$1,000 cost. Aaron Anderson agreed with the increase and seconded the motion. The motion passed 3-0. Andrew Paxton abstained.

Resolution No. 5114

- d. 232 East Market Street. Staff had advised this will be tabled as the developer is working out other issues.
- e. Parking lots. There is a new ordinance dealing with enforcement by city police and parking enforcement officers and an agreement is needed for that to happen. David Cross asked about posting on the Authority lots. Staff advised that is the case. David Cross then made the motion to proceed with the agreement with the city. Michael Black moved to approve the agreement with the city. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5115

- f. 745 Pacific Avenue. Camilla Miller has been paying on an Installment Agreement. She is now ready to complete with the last payment. However, she has changed her mind about it being owner occupied. She would like to think about it as a rental. She will still be obligated to fully rehabilitate the property as a single family home. Andrew Paxton moved to approve the change in the agreement on those terms. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5115

Staff also advises that J&S Construction is proposing to work on five properties on Hope Street. They will demolish the end unit and finish four units. J&S has good experience. They will be coming back next month with more details.

**VI. Staff Reports**

- a. Penn Market is being discussed by staff.
- b. The city administration is in the process of setting procedures for bidding on Authority properties.
- c. The budget will be submitted.
- d. Legal services will be the subject of a discussion later.

**IV. Financial Report**

The Authority General Fund Balance stands at \$329,591.17, which \$130,000.00 is unencumbered.

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

Demolition:	\$ 62,144.00
Acquisition:	\$ 0.00
Stabilization:	\$ 36,440.00
	<b>\$ 98,584.00</b>

**VII. Chairman's Report**

Keystone Colorworks ribbon cutting is Wednesday at 4:30. The property is fully leased.

**IX. Adjournment**

The meeting adjourned at 4:23 p.m.