

The Redevelopment Authority of the City of York
Meeting Minutes
September 17, 2014

A duly advertised meeting of the Redevelopment Authority of the City of York was held on September 17, 2014 at 101 South George Street, City Council Chambers, York, Pennsylvania 17401.

I. Call to Order / Welcome

The meeting was called to order at 4:05 p.m. by Michael Black. Present were Andrew Paxton and Melissa Stiles. David Cross and Aaron Anderson were both absent.

V. New Business/Action Items

- d. 341, 343, 345 Susquehanna Avenue. Mr. James DeShields has acquired 347 and 349 Susquehanna Avenue. He would like to purchase these three properties to complete his ownership of that half block and prevent it from being a dumping ground any longer. He is offering \$2,500. These will all be rental properties for single family homes. Melissa Stiles moved to approve the sale on those terms. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4961

III. Approval of Meeting Minutes

Andrew Paxton moved to approve the minutes of August 20, 2014 as distributed. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4962

IV. Financial Reports

The Authority General Fund Balance stands at \$192,281.26. The Pullman Building rental revenue balance is \$79,275.69. The Pullman tenant escrow is \$2,501.04.

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

Demolition:	\$ 98,519.59
Acquisition:	\$ 45,000.00
Stabilization:	<u>\$ 51,818.93</u>
	\$ 195,338.52

V. New Business/Action Items

- a. Homeway parcels (31-33, 37, 39, 41, 43 Homeway). The York Housing Development Corporation is requesting temporary usage of these properties as they do renovations to Delphia House on Philadelphia Street. Andrew Paxton stated he would like to make sure the Authority is indemnified for any conduct that occurs on the property and that the contractors are responsible for any winter maintenance. Melissa Stiles moved to approve the usage. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4963

- b. 210 York Street. The Redevelopment Authority of the County of York has acquired a PEGI Grant for this property. The RDA would be the conduit and there is an Administration Agreement. Melissa Stiles moved to enter into the Administration Agreement. Michael Black seconded. The motion passed 2 to 0. Andrew Paxton abstained.

Resolution No. 4964

- c. City property donation. The City would like to convey 519 McDonald Lane, 531 and 533 McKenzie Street, and 537 McKenzie Street and 110 to 118 Pleasant Way. These are parcels where the property has been torn down and there is a neighborhood parking lot. The staff would like to work with the City of York General Authority to have the lots managed and lower maintenance costs. Andrew Paxton moved to approve the conveyance to the City. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 4965

- e. Twelve properties were presented for certification as blighted. They have gone through the internal process via the Blight Task Force. They have also however been certified as blighted by the York City Planning Commission and the Vacant Property Review Committee. They are:
 - 1. 226 Green St.
 - 2. 228 Green St.
 - 3. 230 Green St.
 - 4. 234 Green St.
 - 5. 139 S. Belvidere St.
 - 6. 150 W. King St.

7. 162 Lafayette St.
8. 358 Oak Lane
9. 543 W. Princess St.
10. 938 W. Princess St.
11. 238 E. Walnut St.
12. 238 S. Penn St.

Melissa Stiles moved to acknowledge that these properties are certified as blighted and authorize staff to file declarations of taking. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 4966

VI. Staff Reports

1. New Business
 - a. Maintenance for Citizens Bank. Staff is working on RFPs for this work.
 - b. Pullman maintenance. Staff is working on RFPs for this work.
 - c. GUS' bar. There have been 4 weeks of construction so far.
 - d. Fresh Food Fund. There was to have been one applicant but that applicant is not ready at this time.
2. Old Business
 - a. Accounting procedures/2015 budget. Staff is working with the City Financial Department on this.
 - b. The RDA List. Staff is awaiting information on it.
 - c. The RDA Audit. Staff awaits the City's auditor's comments and response.

VII. Adjournment

The meeting adjourned at 4:32 p.m.