

**The Redevelopment Authority of the City of York**  
**Meeting Minutes**  
**September 16, 2015**

A duly advertised meeting of the Redevelopment Authority of the City of York was held on September 16, 2015 at 101 S. George Street, City Council Chambers, York, PA 17401

**I. Call to Order / Welcome**

The meeting was called to order at 4:01 p.m. by David Cross. Present were Michael Black, Andrew Paxton, Aaron Anderson, Melissa Stiles.

**II. Public Comment**

There was no public comment.

**III. Approval of meeting Minutes**

Melissa Stiles moved to approve the minutes of July 15, 2015 as distributed. Michael Black seconded. The motion passed unanimously. There were no August meeting minutes as there was no August meeting held.

Resolution No. 5050

**IV. Financial Report**

The Authority General Fund Balance stands at \$135,653.28. The Pullman Building rental revenue fund is \$49,903.29. The Pullman tenant escrow fund is \$2,503.54.

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

Demolition:	\$ 79,890.26
Acquisition:	\$ 65,000.00
Stabilization:	<u>\$ 72,329.52</u>
	<b>\$ 217,219.78</b>

**V. New Business/Action Items**

- a. 594-596 West Princess Street Change Order. FINAL Change Order offered to developer close the entire project out. Change Order 7R1 which addresses WCI PCO's 15 & 16 (ref. CCD 03), 21, 49, 51, 53, 55 (ref. CCD 05), 56, 57 (per CCD 02), 60, 61, 62 and 63 which amounts to a final

offer by the Authority to pay \$45,000.00. Michael Black moved to approve the final change order, seconded by Melissa Stiles. The Motion passed unanimously 5-0.

Resolution 5051

- b. 345 North Beaver Street. Mr. Gustavo Zabala and Augedita Rodriguez request a one (1) year extension to complete the required renovations. Andrew Paxton moved to approve the one year extension. Michael Black seconded. The motion passed unanimously 5-0.

Resolution No. 5052

- c. 109 West Gay. The Authority previously entered into a lease agreement with Distinct Equities, LLC for Distinct to lease a 20 feet wide strip of land east of the newly created property line of 175 West Gay Avenue. The Lease is renewable on a yearly basis. However, this action now needs to be ratified by the Board at a public meeting. Andrew Paxton moved to retroactively approve the lease. Michael Black seconded. The motion passed unanimously 5-0.

Resolution No. 5053

- d. 343-351 Cottage Hill Road. *Punks for Positivity* requests a license agreement for the use of Cottage Hill Gardens at 343-351 Cottage Hill Road. David Cross pointed out that water is to be supplied by the Ottobein Church and a provision needs to be included in the lease noting this. Andrew Paxton moved to approve the license agreement on those terms. Michael Black seconded. The motion passed unanimously 5-0.

Resolution No. 5054

- e. Fresh Food Fund. Staff recommends a loan to Superfnyummy, LLC d/b/a Otto's Kitchen and Cocktails at 19 North George Street in the amount of \$20,000.00. Board Members had some concerns about collateralizing the loan with the kitchen equipment to be purchased by the borrower. A report was provided by staff regarding past track record on such loans. The Board directed that the loan be a "draw-down loan" with the borrower having to present invoices for monies spent and seek reimbursement from the Authority Fresh Food Fund, with a total amount available to the

borrower not to exceed \$20,000.00. Aaron Andrews moved to grant the loan on the terms provided. Andrew Paxton seconded. The motion passed unanimously 5-0.

Resolution No. 5055

- f. Term Note with York Traditions Bank. Staff requests from the Board permission to secure a term loan with York Traditions in the amount of Nine Hundred and Seventy Thousand and 00/100 (\$970,000.00) Dollars in order to address cash flow concerns until the three pending projects (Pullman building, Citizens Bank building and Elm Terrace) are sold and settled. The loan terms are as set forth in that term letter from York Traditions to The Authority dated September 16, 2015 as follows:
- a) Borrower: Redevelopment Authority of the City of York
  - b) \$970,000.00 Commercial Term Note
  - c) Balloon due on October 15, 2016
  - d) Interest only, payable monthly
  - e) Variable interest rate based on 70% of WSJ Prime with a floor of 2.275% and cap rate of 5.00%
  - f) 100% of net proceeds from the sale of Pullman Apartment Building, Citizens Bank and Elm Terrace on or before October 16, 2016.

Andrew Paxton motioned to approve the loan on the above terms. Aaron Andrews seconded. The motion passed unanimously 5-0.

Resolution No. 5056

- g. George Street Slate.
- i. One Year Extension. Developer Derek Dilks request a one (1) year extension to complete the required improvements to the following slate of properties:
- 308 South George
  - 312 South George
  - 324 South George
  - 326 South George
  - 353 South George
  - 132 South Beaver
  - 320 West Princess

Michael Black moved to approve the extension. Andrew Paxton seconded. The motion passed unanimously 5-0.

Resolution No. 5057

ii. Demolition. Staff requests authorization to allow Derek Dilks to demolish the following slate of properties at his expense as an alternative to the completion of the improvements required under the one year extension granted above:

- 308 South George Street
- 324 South George Street
- 326 South George Street
- 353 South George Street

All demolition shall be in accordance with the terms of stipulations set by the Authority Board. Melissa Stiles moves to approve demolition as option “B” only for the above slate of four properties. Michael Black seconded. The motion passed unanimously 5-0.

Resolution No. 5058

h. 1014 South Pine Street. Staff requests that the Board direct the solicitor’s office to declare in breach the Installment Sales Agreement between the Authority and Mr. and Mrs. William Bolt and work to dissolve the agreement and revert ownership of the property back to the Authority. Melissa Stiles moved to approve the directive to the solicitor to terminate the Installment Sales Agreement. Andrew Paxton seconded. The motion passed unanimously 5-0.

Resolution No. 5059

i. 422 Lincoln Street. Staff requests authorization to accept a discounted prepayment from Mr. Kenneth and Tammy Bethea for 422 Lincoln Street in the amount of \$34,641.78 versus \$35,000.00 provided the prepayment is received by September 30, 2015. Andrew Paxton moves to approve the prepayment discount provided it is received by September 30, 2015. Melissa Stiles seconded. The motion passed unanimously 5-0.

Resolution 5060

**VI. Staff Reports**

**New Business**

a. RDA Budget. Budget planned for presentation in October.

- b. Financial Report. provided by Staff
- c. Joint Authority Meeting with County. York County requesting a joint Authority session to learn from the RDA the process for blighting properties and discuss collaborative efforts outside of the City of York. October meeting is set for this joint session.
- d. RDA Indoctrination Manual. In progress.

**Old Business**

- a. 630 Pine Street. Bio-Fuel. Conditions have not been met. Awaiting update /notification of termination

Resolution No. 5061

**VII. Chairman's Report**

The Chairman provided updates on the following projects: Keystone; Elm St. Terrace; Citizens Bank building.

**VIII. Adjournment**

The meeting adjourned at 4:50 p.m.