

The Redevelopment Authority of the City of York
Meeting Minutes
January 18, 2017

A duly advertised meeting of the Redevelopment Authority of the City of York was held on January 18, 2017 at 101 S. George Street, City Council Chambers, York, PA 17401.

I. Call to Order / Welcome

The meeting was called to order at 4:00 p.m. by Michael Black. Present were Andrew Paxton, Aaron Anderson, Melissa Stiles, and a new member, Mr. Teen Vebares.

II. Public Comment

No public comment.

III. Approval of meeting Minutes

Andrew Paxton moved to approve the minutes of December 14, 2016 as distributed. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5163

V. New Business/Action Items

- a. Green Infrastructure Improvements. Jim Gross the City's Director of Public Works and Jeff Shue of C.S. Davidson, the City's engineer, appeared and presented some diagrams. They are looking at extending Pershing Avenue from Philadelphia to Beaver Street. This would include an area for the Rail Trail to be expanded. This will have an impact on the Northwest Triangle Development. They would like a right-of-way for the street and for the Rail Trail. They have had four public meetings including a Charrette. There will be some open space that reserves the development of the rest of the Northwest Triangle. Melissa Stiles moved to approve the dedication of the land in the designated area to serve as a right-of-way for the Rail Trail extension and the creation of a street which would connect Pershing Avenue and North Street. Aaron Anderson seconded. Andrew Paxton asked staff if this would have an impact on the development. Staff advised this would clarify the issues. Teen

Vebares asked the size of the building area. Staff advised that some setbacks exist. With there being no further questions, the motion passed unanimously.

Resolution No. 5164

- b. Northwest Triangle Presentation. Mr. Hugh Simpson of Real Source Advisors made a short presentation of what they would propose for the Northwest Triangle. He clarified that they are not interested in two parcels, merely one of two they were looking at parcel three but there is a possibility of parcel four on the shown diagram. This would be for senior housing, also known as independent living. They are looking at 42 units. Parcel three is big enough for that many parcels. Parcel four could work but it is smaller. They are requesting 90 days to look at the situation in more depth. They are considering focus groups. They are looking at utility issues, constructability issues, and traffic issues. Andrew Paxton asked why not look at parcel one. Mr. Simpson advised they would like to be closer to the downtown; also parcel one is much larger. Aaron Anderson asked if they thought all 42 units could work on parcel four. Mr. Simpson advised that it might only be 30. They do not think parcel four would be appropriate to have a retail on lower level. Mr. Teen Vebares asked about parking underground. Mr. Simpson said yes they are looking at that. Mr. Simpson concluded with summarizing three reasons and thanked the Board for its time.

II. Public Comment

Mr. John Juffe of Tri Corner stated that his company has been here before and finished second to the Time Group. He does not know the status of the overall plan that the Authority has for its process. He passed out large diagrams for the whole site development. They are still interested in the property. Michael Black advised that the Authority Board is still evaluating its options.

V. New Business/Action Items

- c. Tabled.
- d. Election of Officers. The consensus of the Board was to discuss the issues among themselves especially with strategic planning. Efforts are not quite finalized. The motion was therefore tabled.

An Executive Session was called to discuss negotiating real estate.

The Board returned after the Executive Session.

IV. Financial Report

Authority General Fund Balance stands at \$222,157.16

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

Demolition	\$ 85,600.00
Acquisition	\$ 20,000.00
Stabilization	<u>\$ 53,827.03</u>
	\$ 157,427.03

Staff advised that 632 South Queen Street will need to be demolished and preliminary estimates are around \$40,000.

IX. Adjournment

The meeting adjourned at 5:19 p.m.