

The Redevelopment Authority of the City of York
Meeting Minutes
February 15, 2017

A duly advertised meeting of the Redevelopment Authority of the City of York was held on February 15, 2017 at 101 S. George Street, City Council Chambers, York, PA 17401.

I. Call to Order / Welcome

The meeting was called to order at 4:01 p.m. by Michael Black. Present were Andrew Paxton, who participated by telephone, Aaron Anderson, Melissa Stiles, and Teen Vebares.

II. Public Comment

John McElligot of York Exponential on behalf of the York Plan Group made a presentation. They are requesting a 120 day option for parcels 1 and 2 of the Northwest Triangle. They wish to create an innovation district in the Triangle. It will be for advanced manufacturing, education, and accelerated workforce and some housing. He passed out a 51 page brochure. There will be robots and new technology. He discussed a collaborative robotics, cloud robotics, and cloud computing. He has been working with Mantec and Manufacturers Association to get this project moving.

Mr. McElligot then indicated there would be educational skills tied to employers as part of the new work force development.

Mr. Dilip Patel, a Program Director of a Robotics Technology Program discussed his program with the U.S. Army.

Mr. Joe Wagman is moving from construction; he is not discussing this project as a construction company owner but a community leader. The traditional urban development model is in the past. He is very interested in this project. It would involve manufacturing which has been going off shore over the United States in recent years and would be coming back to York. There are many positive issues for this project.

Michael Black asked if there were any other sites that might be more suitable. Mr. McElligot said this really is the best. The other people are moving nearby and this could be expanded into other areas. Mr. Vebares asked what there might be job idea estimates for. Mr. McElligot indicated they thought 300-500 over the

next five years especially in software development, but the sky is the limit. Aaron Anderson asked what investment are you thinking of. Mr. McElligot indicated that they needed to do due diligence in order to be prepared but they are prepared to do entire Northwest Triangle if necessary. They were offering \$5,000 for options on parcels 1 and 2 for 120 days.

V. New Business/Action Items

- b. Northwest Triangle Time Group. Mr. Dominick Wicker of the Time Group of Baltimore a/k/a Washington Place Equities, LLC has submitted a letter of intent to purchase parcels of the Northwest Triangle. They did have an option and were not able to pursue it but are continuing to have interest in it. They have been working on it for 8-9 months. The original option expired in December. One of their primary funding components would be a HUD Section 221(D)(4). Thus far, they have spent between \$125,000 and \$150,000 in due diligence thus far. They expect to spend another \$50,000 to \$100,000 to get to what is called a firm application to HUD. They estimate the entire total workup would be between \$500,000 and \$700,000. Questions: Mr. Vebares asked what now are you requesting. Mr. Wicker advised that the Northwest Triangle parcels facing Beaver Street would be multi-family project with ground level retail. They are looking at 130 units with possibly 8,000 square feet of retail and also surface parking. They estimate project costs of \$26 million. They are requesting parcels 2 and 3 and 4 and parts of 1 for the first phase of their project. The market is not yet big enough. The other phases were discussed. Aaron Anderson asked if they would be willing to work with others including the previous presenter. Mr. Wicker indicated yes. Michael Black asked about consideration. Mr. Wicker indicated based on cash flow they would be offering some profit sharing. He indicated the HUD process will take another 9 to 12 months. Mr. Anderson stated that's a long time to tie up parcels 2, 3, and 4, especially since the project is not yet in a firm state. Mr. Wicker stated the site plan is being requested of their subcontractor will be provided to the Board shortly. Mr. Vebares states that the uncertainties make the Board's job problematic but wondered if the business component such as the previous presenter discussed could help and asked if that was correct. Mr. Wicker said that it was. Mr. Vebares then asked with the York plan going forward could there be some collaboration at the same time. Mr. Wicker indicated they are open minded to that. Aaron Anderson asked if there are road issues. Mr. Wicker stated the end result of city streets extension is a consensus. Michael Black asked if staff is requesting authorization to negotiate phase 1 as submitted. Mr. Vebares moved to allow staff to negotiate phase 1 as submitted consistent with sentiments expressed by the Board. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5165

- a. 343-351 Cottage Hill Road. This was a license agreement for a Garden of Angels. The York Fresh Food Farms is requesting a new license for 2 years. They will be responsible for maintenance and insurance between March 1st and November 15th of each year but Melissa Stiles moved to create the license. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5166

- c. 513 South Queen Street. Initiative Property Management owns four properties in this area. They are requesting to purchase this property for \$1,000. It will remain a single family home, as a rental. They have experience in the work. They estimate their investment at \$30,000. They have been told the property is structurally sound. Aaron Anderson moved to approve the sale on those terms. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5167

Staff advised that Mr. McElligot would now like an option for parcel 1. Aaron Anderson asked if they understood the complexities of the road issues. Mr. McElligot indicated yes. Melissa Stiles then moved to grant a 120 day option for parcel 1 and the submitted exhibit at the cost of \$5,000. Mr. Vebares seconded. The motion passed unanimously.

Resolution No. 5168

- d. Election of the Board. Mr. Vebares moved to elect Michael Black, Chairman, Aaron Anderson, Vice Chairman, and Andrew Paxton, Treasurer. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5169

III. Approval of meeting Minutes

Aaron Anderson moved to approve the minutes of January 18, 2017 as distributed. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5170

IV. Financial Report

Authority General Fund Balance stands at \$216,533.76

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

Demolition	\$ 85,600.00
Acquisition	\$ 40,000.00
Stabilization	<u>\$ 53,017.03</u>
	\$ 178,617.03

This does not reflect the 2017 allocation.

IX. Adjournment

The meeting adjourned at 5:20 p.m.