

**The Redevelopment Authority of the City of York**  
**Meeting Minutes**  
**August 16, 2017**

A duly advertised meeting of the Redevelopment Authority of the City of York was held on August 16, 2017 at 101 S. George Street, City Council Chambers, York, PA 17401.

**I. Call to Order/Welcome**

Aaron Anderson called the meeting to order at 4:01 p.m. Present were Andrew Paxton, Teen Vebares, and Frank Countess, Michael Black was absent.

**II. Public Comment – none**

**III. Minutes of June 19, 2017**

Teen Vebares moved to approve them as distributed. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5189

**IV. Financial Report**

***General Fund Balance***

RDA General Fund                      \$257,428.57

***CDBG Balances***

Demolition                                      \$155,223.12

Acquisition                                    \$ 20,603.50

Stabilization                                  \$ 74,405.06

**\$250,311.68**

Staff advised there will be four (4) bids for various demolition projects this week and there will be a maintenance contract coming up soon as well.

**V. New Business – None**

**VI. Action Items**

a) County Repository acquisition

- 506 East Walnut Street
- 417 East Walnut Street
- 568 West Newton Avenue
- 225 South Mill Lane
- 430 South Queen Street
- 127 North West Street

Staff is proposing to acquire these six (6) properties for the removal of slum and blight. Each property has a purchase price of up to \$1500.00. Teen Vebares moved to approve the acquisition and Frank Countess seconded. The motion passed unanimously.

Resolution No. 5190

b) East Princess Street Properties Option

Royal Square Development & Construction is requesting an option agreement for a year for \$1,000.00 for the following seven (7) properties:

- 117-119 East Princess Street
- 121 East Princess Street
- 127 East Princess Street
- 129 East Princess Street
- 137 East Princess Street
- 146 South Howard Street
- 148 South Howard Street

Teen Vebares moved to approve extending the option on those terms, Andrew Paxton seconded it. Motion passed 3 to 0; Frank Countess abstained.

Resolution No. 5191

c) 242-248 North George Street Option

Royal Square Development & Construction is requesting renewal of the option agreement for 12 months for \$1,000.00 for the following four (4) properties:

- 244 North George Street
- 246 North George Street
- 248 North George Street
- 250 North George Street

Andrew Paxton moved to approve the renewal on those terms. Teen Vebares seconded it. Motion passed 3 to 0; Frank Countess abstained.

Resolution No. 5192

d) 29-31 West Market Street

This was condemned by Eminent Domain and the final settlement is for \$154,013.76 for all costs. Royal Square Development has agreed to pay it. Their new LLC for the property is Market Street Saloon LLC.

Teen Vebares moved to approve the sale on those terms. Andrew Paxton seconded it. Motion passed 3 to 0; Frank Countess abstained.

Resolution No. 5193

e) 55 West Philadelphia Street

This was the Lighthouse Rescue Mission. Royal Square Development is offering to purchase it for \$1.00. The Redevelopment Authority has no costs in it. It will be a very large project.

Andrew Paxton moved to approve the sale for the terms of \$1.00 plus legal and settlement fees and costs. Teen Vebares seconded the motion. Motion passed 3 to 0; Frank Countess abstained.

Resolution No. 5194

f) 594-596 West Princess Street

This is the former Gus's Bar has been developed. There are some heating issues raised by the Martin Memorial Library, one of our tenants. F.W. Behler has done the work. The cost is \$7,363.00. It will be paid from the Authority's reserve fund set up because of the tenants.

Teen Vebares moved to approve the payment. Andrew Paxton seconded. Frank Countess asked who the contractor was. Staff advised it was Wagman. A question was raised about talking to them about being responsible. The staff advised there were a lot of changes in personnel and bringing them back to do this repair work would have been problematic. There being no further discussion, motion passed unanimously.

Resolution No. 5195

g) 13-29 East Maple Street

Ms. Gwen Bank wants to use the following nine (9) properties for a family event. She has done this in the past and has signed the appropriate documentation, including waivers and indemnification. The date will be August 19, 2017.

13 East Maple Street  
15 East Maple Street  
17 East Maple Street  
19 East Maple Street  
21 East Maple Street  
23 East Maple Street  
25 East Maple Street  
27 East Maple Street  
29 East Maple Street

Andrew Paxton moved to approve the license on those terms. Teen Vebares seconded it. Motion passed unanimously.

Resolution No. 5196

h) Declarations of Taking

The following five (5) properties have been certified as blighted through the York City Planning Commission and the Vacant Property Review Committee. They are:

442 South Duke Street

454 Wallace Street

452 Wallace Street

35 Jefferson Avenue

39 Jefferson Avenue

Frank Countess moved to declare the properties as blighted and authorized staff to proceed with condemnation. Teen Vebares seconded it. Motion passed unanimously.

Resolution No. 5197

**VII. Executive Session**

The Board went into executive session to discuss negotiation of real estate and litigation.

**VIII. Chairman's Report - None**

Meeting adjourned at 4:48 p.m.