

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

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

I. Call to Order/Welcome

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

II. Public Comment –

Jonathan Juffe of Tri Corner Development advised they are concluding the redevelopment of 232 East Market Street. It is a 43,000 square foot building and they are beginning leasing and everything should be done in December. He reminded the Board that they have pursued the Northwest Triangle. Their presentation included 300 apartments. The Board eventually went with Time Group. They submitted a letter to the Redevelopment Authority. Their desire is to now proceed because the Time Group has let its option expire and dropped out. Michael Black advised that the Board is reassessing the Northwest Triangle’s open parcels. He recommends that they work with staff. Mr. Juffe questioned why that would be necessary. Time and money was spent putting the plan together and they were hoping to be put first since they were behind the Time Group. Michael Black advised that the Authority has optioned other parcels. The Board is regretful of any miscommunications, but the Board has no policy for runners-up. There was a discussion by the Board of the option expiring and the sales agreement with Time Group. Mr. Juffe advised this is a frustrating situation. Michael Black advised that you are not being excluded. You can submit a plan. Mr. Juffe asked why he could not be on the Agenda and submit one now. Mr. Paxton advised that we are trying to make sure everything is open to all at this time. The Board is trying to handle an open RFP process to avoid any problems being involved. The Board is only deferring action in the immediate timeframe. Mr. Juffe asked what is the plan. Mr. Paxton answered it is unknown at this exact moment, but after the first of the year, the Board should know how many parcels are available. He has been on the Board 15 years and the Northwest Triangle has been through a lot of efforts and changes. The Board encourages him to participate. Aaron Anderson echoed and thanked Mr. Juffe for his interest and said that the Board is simply trying to be open and fair.

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Aaron Anderson moved to approve them as distributed. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5207

IV. Financial Report

General Fund Balance

RDA General Fund \$356,187.53

CDBG Balances

Demolition \$ 91,623.12

Acquisition \$ 20,603.50

Stabilization \$(50,726.65)

\$162,953.27

Block grant money for 2017 will be added in by the next meeting. There are four active demolitions which will impact the demolition budget.

V. New Business/Action Items –

a. York Habitat for Humanity – 120 North Richland Avenue

Habitat would like to use a portion of the building for storage. There is an attached metal outbuilding. There will be a person there during standard business hours. Staff advised this will make the property more secure. Michael Black asked about insurance and was advised that would be insisted upon, as well as indemnification to the Authority. Frank Countess moved to approve license under those terms. Aaron Anderson seconded; the motion passed unanimously.

Resolution No. 5208

b. 700 West Princess Street –

Ms. Juanita Barbosa owns 702 West Princess Street and would like to acquire 700 West Princess Street. The third floor of both properties are connected. She is here asking for a six-month extension of her redevelopment agreement. Andrew Paxton moved to grant the extension. Aaron Anderson seconded; the motion was passed unanimously.

Resolution No. 5209

c. 600 South Pine Street –

The Lofts at Ribbon Place would like to rent or lease the property for parking. Staff has advised that the property is fenced off. A condition of the use will be that the property be macadamed and lined. The cost will be \$1,200.00 a year. Andrew Paxton moved to dissolve the agreement with the prior developer. Aaron Anderson seconded. The motion was passed unanimously.

Resolution No. 5210

Aaron Anderson moved to enter into a license agreement with The Lofts at Ribbon Place for \$1200.00 a year, under the terms discussed, Frank Countess seconded; the motion passed unanimously.

Resolution No. 5211

d. 147 North Beaver Street –

Darryl Bonfessuto appeared and is requesting an amendment to the option agreement. First he provided an update on where he is with the property. It has been surveyed. The original parcel with the building was 79 feet by 260 feet or .47 acres. Electrical lines have been relocated by the Authority. There is no right-of-way from MetEd yet, but he is working on it. With the reconfigurations of rights-of-way, it appears that the 79 feet of usable footage will be reduced to 55.5 feet or a 32% loss. He also discussed telephone poles and their restriction on the property. He has met with City employees – codes, zoning, etc. The City is discussing a five foot sidewalk. The City is also discussing widening Gay Street. There is thought about taking property on the other side of Gay Street that the Redevelopment Authority owns. The variances that they are requesting seem to be in line for approvals. The next submittal deadline is December 4, but before the Zoning Board meets again, the option will expire on December 19. What he needs at this point is a price for the land. He suggests a

figure not to exceed x . Second, he is requesting an option extension of six months to March 23, 2018. He is requesting a renewal in the option from March 23 to June 23, 2018. He is open to discuss the fee for the renewal. He also asked if the review process has not been completed that this would prevent the option from expiring. He advised that he has spent about \$45,000.00 so far. Andrew Paxton asked why the extension to mid-March: won't he know his ability to proceed before that? The Authority wants to do an RFP for all available parcels in the Northwest Triangle and the Board would like to know if this parcel would be in that. Mr. Bonfessuto advised that he thinks he should know by January. He might need to make multiple submissions to the City. Andrew Paxton suggested that the January meeting is likely to be January 17. The Board has not yet decided what the 2018 schedule will be. He is agreeable to extend the option to the day after the January meeting, or January 18, 2018. His opinion is that the purchase price should be discussed at that time. Mr. Countess moved to extend the option to January 18, 2018 or the day after whatever the advertised meeting is for January. Aaron Anderson seconded; the motion passed unanimously.

Resolution No. 5212

Andrew Paxton then asked Mr. Bonfessuto about the status of 120 North Richland Avenue and the larger development of that parcel. Mr. Bonfessuto advised that ISRP is moving forward. He has met with State people. He is studying the environmental issues with DEP as well as the demolition of the building. He believes it will be approximately 20 days for the first submission the DEP and then samples will be reviewed.

Mr. Joe Wagman advised that he is working with Mr. Bonfessuto on 147 North Beaver Street. There is discussion of combining the innovation village into a larger package and he is hoping eventually there will be a master plan for the entire site. He simply wished to convey this information for the Board's consideration.

VI. Staff Report

The following matters were discussed:

- a. Market Project. The Food Trust is doing focus groups.
- c. One North George Street. This option expires in December 19 and update has been provided. The Landises will attend the December 19th meeting.
- b. 319 Chestnut Street. Staff advised Item B should be the subject of an executive session. The Board then went into Executive Session.

The Board came out of Executive Session. No action was taken.

VII. Chairman's Report – The Chairman met with the President of the York County Redevelopment Authority. Lines of communication are being established for future cooperation. Staff further advised a land bank proposal is being discussed presently by the County Commissioners and the answer should be known shortly

The meeting adjourned at 4:57 p.m.