

The Redevelopment Authority of the City of York
Meeting Minutes
January 17, 2018

A duly advertised meeting of the Redevelopment Authority of the City of York was held on January 17, 2018 at 101 S. George Street, City Council Chambers, York, PA 17401.

I. Call to Order/Welcome

Michael Black called the meeting to order at 4:03 p.m. Present were Andrew Paxton, Aaron Anderson, Teen Vebares and Frank Countess.

II. Public Comment – None.

III. Minutes of December 20, 2017

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

Resolution No. 5220

IV. Financial Report

General Fund Balance

RDA General Fund \$328,146.73

CDBG Balances

Demolition \$ 76,523.12

Acquisition \$ 20,603.50

Stabilization \$ 40,244.46

\$137,371.08

Staff advised that demolition costs of South George Street properties have not been finalized.

V. New Business/Action Items -

a. 146 North Beaver Street

Darryl Bonfessuto appeared. His option expires January 18, 2018. He gave an update of his discussions with MetEd on the issue of relocating wires. The estimates are from \$95,000.00 to \$117,000.00 in costs. MetEd wants 10% paid in advance. The engineering will take three to four months and then three to four months total construction time. This makes for additional expenses and time. Plans were discussed. Options were shown about where the lines could go. Mr. Bonfessuto advised that the investors are willing to add more money. So far, the costs are \$25,000.00.00 plus his time. He believes another Phase I will be needed and some soil analysis. Michael Black asked how long are you looking for for another option extension. Mr. Bonfessuto advised four to six months could be required to decide location, size, and capacity of the project. Andrew Paxton asked if there is a utility right of way on Gay Street now. Mr. Bonfessuto advised there is a 20 foot right of way at this moment. Mr. Vebares asked is this no longer a joint venture with Royal Square? Mr. Bonfessuto advised that is correct. Mr. Vebares asked are we still just looking at Parcel 4? Mr. Bonfessuto advised yes. Mr. Paxton asked what investment groups there are. There are separate investment groups for other projects. There are some carryovers, but everyone is working together. Mr. Anderson asked if this was about 42 units. Mr. Bonfessuto said yes. Mr. Anderson asked what the total

investment would be. Mr. Bonfessuto estimated between 6-7 million dollars. Mr. Anderson advised he has some parking concerns in the development. Mr. Bonfessuto advised that when they get final numbers about costs and need for parking that would be discussed with the Board. Mr. Paxton asked about the cost for an option extension being proposed. Mr. Bonfessuto advised that it is up to the Board. They are continuing to spend money with MetEd. Mr. Paxton advised those would certainly be project costs. The Board has other options in the Northwest Triangle expiring this Spring. Could March be a trial date for this option renewal? Mr. Bonfessuto advised that is only two months away and MetEd may not get back to him. Mr. Paxton asked what is left to do under due diligence. Mr. Bonfessuto advised definitive MetEd numbers will depend on the footprint.

Staff advised that John Mc Elligott is providing an update at the next meeting. Mr. Paxton stated that an extension of three months does not affect other parcel projects. Mr. Anderson advised that it sounds more like four or even six months is needed. Mr. Bonfessuto advised that he would be willing to come back in three months if that is the Board's desire. Mr. Anderson advised that he thinks it's clear that Mr. Bonfessuto has been working hard and has favorable efforts to show. Michael Black asked for a motion. Aaron Anderson moved to approve a six month option, or an update sooner if Mr. Bonfessuto hears from MetEd, at a cost of \$2,500.00. Mr. Bonfessuto said that would be fine. Andrew Paxton second the motion. The motion passed unanimously.

Resolution No. 5221

b. 165 Union Street

Mrs. Arisleidy Calcagno Rodriguez owns the property next door. Staff has some costs in the property that need to be recouped. Aaron Anderson moved to let Staff compile those costs and add standard transaction fee and convey the property on those terms. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5222

d. 334 South Penn Street

Randy Durkee and Haley Durkee are requesting to buy this property for \$2,000.00. They will rehab it into a one-unit rental as a single family home. Staff is recommending the sale. Teen Vebares moved to approve the sale on those terms. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5223

e. 319 Chestnut Street

i. Staff advised the agreement with Think Loud York LLC is to be canceled and a new agreement to be entered in to with Saddleback Properties LP. Teen Vebares moved to dissolve the redevelopment agreement with Think Loud York LLC. Aaron Anderson seconded. The motion passed 4-0. Andrew Paxton abstained.

Resolution No. 5224

ii. Aaron Anderson moved to authorize Staff to negotiate the terms of a new option agreement with Saddleback Properties LP for the property at 319 Chestnut Street. Teen Vebares seconded. The motion passed 4-0. Andrew Paxton abstained.

Resolution No. 5225

b. Election of Officers

The current slate is Michael Black, Chairman, Aaron Anderson, Vice-Chairman, Andrew Paxton, Treasurer. Frank Countess moved to approve the slate for another year as it currently stands. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5226

VI. Staff Report

Staff is working with Mr. Armand Magnelli to assist in the development of an acquisition and disposition rubric and other matters.

VII. Chairman's Report – There was to have been a meeting with the County Redevelopment Authority, but it was cancelled. It will be held next month.

The meeting adjourned at 4:50 p.m.