

The Redevelopment Authority of the City of York
Meeting Minutes
February 21, 2018

A duly advertised meeting of the Redevelopment Authority of the City of York was held on February 21, 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 4:01 p.m. Present were Andrew Paxton, Aaron Anderson, Teen Vebares and Frank Countess.

II. Public Comment – None.

III. Minutes of January 18, 2017

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

Resolution No. 5227

IV. Financial Report

General Fund Balance

RDA General Fund \$306,682.04

CDBG Balances

Demolition \$ 45,816.00

Acquisition \$ 20,603.50

Stabilization \$ 40,244.46

\$106,663.93

Staff advised that there are no further encumbrances on the demolition line item.

New Business/Action Items -

a. 343-351 Cottage Hill Road.

York Fresh Food Farms would like another agreement which would run from March 1 until November 15, 2018. Staff supports this. It will be as last year, leaving no additional structures on the property and insurance. Aaron Anderson moved to approve the license agreement on those terms. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5228

b. 512 East Walnut Street.

This block of burned properties has resulted in Staff negotiating an agreement with the owner of 512 East Walnut Street for the purchase price of \$3,000.00. Staff is recommending acquisition. Andrew Paxton moved to approve the purchase. Teen Vebares seconded. Motion passed unanimously.

Resolution No. 5229

c. **200 North Broad Street.**

This is the old Graybill site. The Northeast Neighborhood Association has been using it as a garden. Their license has expired. They would like to enter into a new agreement and formalize things. They would like to do it for one year, from now until the end of February 2019. Insurance would be provided. They are leasing individual lots that are approximately 8 feet by 20 feet to community people.

The Mayor appeared and asked about insurance when he was on Keep York Beautiful. There was discussion about combining insurance. The Northeast Neighborhood Association will be considering that and making sure that a policy would name the Redevelopment Authority as an additional insured. Frank Countess moved to approve the license agreement on the terms stated. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5230

d. **RFP Real Estate Services.**

Staff has circulated a draft of the RFP that would be for an exclusive real estate agent.

Aaron Anderson moved to approve the RFP. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5231

e. **RFP Accounting Services.**

Staff has circulated a draft of this RFP. Teen Vebares moved to approve it as submitted. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5232

f. **Finance Committee.**

The Staff advised that part of the strategic plan, having a committee to oversee the finances of the Authority is desired. The first motion is a change to the bylaws establishing a Finance Committee. Andrew Paxton moved to establish a Finance Committee. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5233

The Committee should consist of the Treasurer, who is Andrew Paxton, Teen Vebares would be on the committee, and Michael Black as Chairman. Michael Black moved to approve the establishment of the Committee with those individuals. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5234

g. **York Plan 2.0.**

John McElligott has an option agreement for the Northwest Triangle. An Eco System builder has been hired by the City. Mr. Skyler Yost spoke about his education and work experience and that he has worked with 150 companies. He will help with this innovation district and communications.

Mr. McElligott also introduced a new partner, Innovation Village. Mr. Richard May, the CEO of Innovation Village, spoke about his expertise in West Baltimore and has worked with corporations, foundations, and colleges. He believes the Northwest Triangle has quite a good development potential.

Mr. May introduced Dean S. Harrison, who is a developer in Baltimore. Mr. May advised moving forward with Northwest Triangle is a good opportunity, especially leveraging the investment that has recently occurred in this area of the City. Their real estate expertise would help move this forward.

Mr. May then introduced Mr. Ronald Lipscomb of the Chesapeake Regional Center. Mr. Lipscomb detailed his development experience in Baltimore, especially the 88 acre project called Eager Park near Johns Hopkins Hospital, which has been moving forward since 2004. He discussed and showed the entire project and history, including housing, retail, school, parks, etc. Mr. May indicated a six month extension for the group to explore Phase I, Geo-technical standards, market studies, title, design, and financial options. He believes it is a unique project. He finds it extremely attractive by the water and he would like his group to be able to dive right into that. Mr. McElligott confirmed that the option amount was paid last month. Andrew Paxton moved to extend the option for six months, to August 27, 2018, to Mr. McElligott's team, for the consideration of \$5,000.00. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5235

V. Staff Report

- a. Staff reports York Traditions Bank is extending the loan until July 2018.
- b. Citizen Bank. There will be an update at the March meeting.
- c. Financial interest forms of individual members were passed out and advised.

VI. Chairman's Report – After the meeting, the York Suburban Middle School team that participated in a future City submission would be viewed.

The meeting adjourned at 4:47 p.m.