

The Redevelopment Authority of the City of York
Meeting Minutes
April 18, 2018

A duly advertised meeting of the Redevelopment Authority of the City of York was held on April 18, 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, Teen Vebares and Frank Countess. Aaron Anderson was absent.

II. Public Comment – None.

III. Minutes of February 21, 2018

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

Resolution No. 5236

IV. Financial Report

General Fund Balance

RDA General Fund \$274,024.77

CDBG Balances

| | |
|---------------|---------------------|
| Demolition | \$ 45,816.00 |
| Acquisition | \$ 20,000.00 |
| Stabilization | <u>\$ 32,216.46</u> |
| | \$98,0323.46 |

V.

a. 700 Block E. Chestnut Street.

Ms. Tammi Morris, Executive Director of York Habitat for Humanity is asking for the sale of all of these properties in this block, most of which are owned by the Redevelopment Authority. They will reimburse the Authority for all of its costs incurred. They are hoping to create 3 bedroom homes in the block, all between 1300 – 1600 sq. feet. They will pour basements, this should help provide more living space for property owners. They are hoping to create 10 to 14 houses. Ms. Morris is showing a 3 year time period, with one phase each year. Phase I in the first year would be fundraising and planning, Phase II site design and Phase III building. They intend to involve the whole neighborhood. They plan on selling to owners at a price of no more than 30% of their income. Staff advised that the Authority has over \$17,000.00 in costs thus far. Frank Countess asked if the properties would be fully taxed at conclusion, the answer was yes. Andrew Paxton asked if they expect any problems in getting all the properties on the block as the Authority does not own all of them. The answer was that the expectation was no. Staff has not proposed this as an action item but as a presentation, but if the Board is willing to move forward with the proposal that is their choice. Frank Countess asked if Habitat will be able to sell all the properties. Their answer was yes. Mr. Countess advised he is willing to approve the presentation in the form of a motion. Andrew Paxton advised that

the Authority requirements involve reverters if the project does not conclude. Ms. Morris advised she understood. Andrew Paxton moved to approve the entering into an agreement for Habitat to proceed with financing and acquisition with more details to follow in the course of negotiations. Frank Countess seconded. Mayor Michael Helfrich advised that he is in favor of the project. He asked Staff if a developer had been asking for this block previously. Staff advised that several people had expressed verbal interest in the block, but no one had made a proposal in writing. The Mayor asked if this not moving rather quickly as it seems like a big project. Ms. Morris advised that she began submitting an inquiry to staff in September 2017 and Habitat has been moving steadily forward since that time. Frank Countess asked staff how long this has been a project for the Authority. Staff advised that efforts began in 2009. A number of properties were donated to the Authority and others were purchased off the county repository list. Mr. Countess asked how long the properties were listed for sale to potential developers. Staff advised that the plan was that when the entire block was available a RFP might be advertised, but that had not occurred yet. In 2016 some people had expressed some interest but no full proposals had been received until this one. The Chairman called for a vote. The motion passed unanimously.

Resolution No. 5237

b. 120 N. Richland Avenue.

Shenandoah Personal Communications is requesting permission to have a COLT at the York Fair. They will pay \$800.00 in rental. They are requesting to do this annually, because it was done in 2017 and they would simply like to not have to come back. Staff advised that since we have an option at this point an annual agreement would not be possible. Teen Vebares moved to allow staff to enter in on an agreement on the terms stated. Andrew Paxton seconded. Motion passed unanimously.

Resolution No. 5238

c. 600 South Queen Street.

Crispus Attucks is requesting the lot. They are offering \$1,000.00 and closing costs and fees. This is a grass lot at the intersection of Queen and Boundary. Teen Vebares moved to approve the transaction on those terms. Frank Countess seconded. Motion passed unanimously.

Resolution No. 5239

d. 554, 556 and 558 Salem Avenue.

Mrs. Carla Harrison submitted a proposal. Staff advised that she has not yet finished her investigation. There are some considerations for structural concerns and the cost of construction. Staff has advised they are considering a rehab agreement initially while the rest is explored. Staff is requesting authorization to negotiate further with Mrs. Harrison. Andrew Paxton moved to approve to authorize staff to negotiate further with Mrs. Harrison. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5240

e. **380 W. Market Street – Penn Market.**

Life Path Ministries is having an event May 4, 2018. It will be for approximately 24 hours. They are requesting from May 3, 2018 noon until May 5, 2018 at 5 p.m. Frank Countess moved to approve the use of the facility. Teen Vebares seconded. Frank Countess asked how much space will be involved. Staff advised that is still being worked on. The other vendors in the market need to be okay with the event, because it will occur during market hours both Friday and Saturday. It is thought that most activities will be in the front portion of the market. The motion passed unanimously.

Resolution No. 5241

f. **Declaration of Taking.**

The following properties have been the subject of the Blight Task Force Action, action by the York City Planning Commission, action by the Vacant Property Review Committee all of whom have certified the properties as blighted. Michael Black advised that when he attended the Vacant Property Review Committee he saw photographs which clearly showed all the properties where in bad shape and met multiple criteria for blight. Andrew Paxton moved to approve the certification of blight and move into eminent domain for the following properties:

1. 52 South Pershing Avenue
2. 232 Green Street
3. 175 Lincoln Street
4. 421 West College Avenue
5. 213 Irving Road
6. 816 West King Street
7. 333 South Penn Street
8. 302 South Penn Street
9. 232 Lindberg Avenue

Frank Countess seconded. The motion passed unanimously.

Resolution No. 5242

g. **146 North Beaver Street.**

Mr. Darrell Bonfessutto has been dealing with Met Ed. He is requesting to removing and relocate 5 utility poles on the lot. Andrew Paxton moved to negotiate a new right-of-way and then extinguish....

All contingent on a Redevelopment Agreement execution so that the developer pays the Authority costs. Frank Countess seconded. Mr. Bonfessutto devised that this will permit parking underneath for the full 42 units whereas a surface lot would only allow for 20 units. The motion passed unanimously.

Resolution No. 5243

V. **Staff Report**

- a. Ray Ferrer discussing the 500 block on Walnut Street and swapping 159 Maple Street which is next to his property. The board indicated approval for further negotiations.
- b. RFP's accounting and architect services deadline for submission has been extended to May 4th, 2018. Real Estate RFP resulted in only Rock Real Estate submitting a proposal which is being considered now.

VI. **Chairman's Report** – Chairman advised that Land Bank Authority has been approved and is moving forward.

Board went into executive sessions to discuss ongoing litigation. After the executive session the meeting adjourned at 5:38 p.m.