

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

A duly advertised meeting of the Redevelopment Authority of the City of York was held on July, 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 4:02 p.m. Present were Andrew Paxton, Teen Vebares, Frank Countess and Aaron Anderson.

II. Public Comment –

- a. Matt Landis appeared and announced that his team is making positive progress on the project at Citizen’s Bank. They are working with staff regularly.
- b. Mary Yeaple, the York City Special Events coordinator stated that the weekend of September 22, 2018 is Bike Night. They would like to have a show that night on the Citizen’s Bank property. Michael Black suggested that they work with staff to develop a specific request to submit to the board for analysis and review.

III. Minutes

Aaron Anderson moved to approve the Minutes of April 18, 2018, May 23, 2018 and June 20, 2018. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5269

IV. Financial Report

General Fund Balance

RDA General Fund \$254,921.38

CDBG Balances

Demolition \$ 45,816.00
Acquisition \$ 20,000.00
Stabilization \$ 29,267.16
\$95,083.16

Michael Black asked if there were any encumbrances. Staff advised that lawn maintenance and trash pickup is regular part of stabilization expense. In addition the old Philly Cafe at 462-464 W. Philadelphia Street will probably have to come down. Demolition bids are being solicited at this time.

V. **New Business/Action Items**

a. **554, 556, 558 Salem Avenue.**

Staff advised that in February a proposal came in to redevelop these properties. There had been discussion about the developer's budget as well as some structural questions. Staff has gone back to the developer who had received an engineering report and better budget. Staff is now proposing the Authority move forward with a contract with the developer. Teen Verbares asked who the developer is, staff advised it is Ms. Carla Harrison. Teen Verbares asked what the timeline is. Staff advised the standard timeline is to start in 3 months and finish in 12 months. Aaron Anderson moved to authorize staff to negotiate a Redevelopment Agreement with Ms. Harrison on those terms. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5270

b. **242-248 North George Street.**

Dylan Bauer of Royal Square development appeared. They have had an option agreement on these properties. They include the Station House, Gloria's Grocery and the former Cupids Connection. Their estimate is that it is a 3 million dollar project. The Commonwealth is considering a 1.5 million dollar RACP grant although there may be other grants in play as well. Royal Square is considering exercising the option in 2019 and starting construction at that time and opening the project to the public in the spring of 2020. Mr. Bauer is therefore requesting a period of two years. Mr. Verbares advised that Board usually does a maximum for 12 months with a status report. Mr. Bauer advised that could be possible. Mr. Countess then made a motion to extend the existing option for one year with an option to review for an additional year upon providing data satisfactory to the Board. The cost for the extension is a \$1,000 which is nonrefundable but can be applied to the sales price. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5271

c. **East Princess Street Properties.**

Royal Square is interested in these properties. They have been working with Homes for America of Annapolis Maryland, with a goal to provide affordable housing. Lot 3 is in the center of the area in question and there are 4 parcels on East Princess Street that will help complete the picture. One of the parcels is the old American Legion building that the Authority owns. They are requesting a one year renewal of the option for \$1,000. Andrew Paxton moved to approve renewing the option for the properties at 117-119, 121, 127, 129 E. Princess Street and 148 South Howard Street. The \$1,000 is nonrefundable but can be applied to the purchase price. Teen Verbares seconded. The motion passed unanimously.

Resolution No. 5272

d. **146 North Beaver Street.**

Darryl Bonfessutto was here to advise to exercise the option under paragraph four of the option agreement so that he could move next to a Redevelopment Agreement. He would like to lay the

fountain for all of this with the rights-of-ways and develop a timeline schedule. He is requesting a motion to allow him to negotiation with staff and develop all the details. Aaron Anderson moved to authorize staff to negotiate terms and to develop a Redevelopment Agreement with Beaver Street Partners LLC for the development at 146 North Beaver Street for the consideration of \$50,000. Andrew Paxton seconded. Motion passed unanimously.

Resolution No. 5273

Michael Black that there was an executive session last week where the Board met to approve the extension of the option being discussed here.

e. **440 West Hope Street.**

Mr. Rosario bought the property at tax sale and found out it was in the middle of the Hope Street Garden. Andrew Paxton asked what he paid for it. Staff advised between \$1,200 and \$1,300. Staff advised that it's a separate transaction there was a discussion about conveying 249 Roosevelt Avenue but not as an immediate land swap. 249 Roosevelt has to be explored a little bit further. Aaron Anderson moved to authorize staff to negotiate the purchase of 440 West Hope St. Teen Verbales seconded. The motion passed unanimously.

Resolution No. 5274

f. **817 & 819 E Prospect Street.**

Tammy Morris the executive director at Habitat for Humanity appeared. She wishes to turn these building into a duplex, two floors with 3 bedrooms, 580 square feet structures on each side. She intends to finish by June 20, 2019 which is the end of their fiscal year. She is offering \$1,500 for both properties. Andrew Paxton asked staff if the Authority has any costs in it. Staff advised that there was eminent domain for one of the properties and the other was acquired by tax claim. The exact amounts are not available at this time. Michael Black stated to Ms. Morris that the Authority would like to be made whole. Andrew Paxton moved to authorize staff to negotiate a Redevelopment Agreement on appropriate terms. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5275

VI. Staff Report

- a. Pennrose has begun site stabilization of 300 State Street which is ongoing and they have started removal.
- b. Penn Market – Staff is working on stabilizing the tenants. On June 30 staff received architectural submittals which might result in staff requesting and Ad Hoc committee of the Board be established to help review everything. There is a Market liaison to provide information to staff. Michael Black asked how many tenants there were. Staff advised there are 18 now. Mr. Verbales advised that his company Core Design Group did not submit any architectural submittals for this project.

VI. Chairman's Report

Chairman advised he had no specific report to give at this time. He did note that he saw the Cottage Hill garden which is near where he works and he observed a busload of kids working hard and doing good work there.

Meeting adjourned at 4:31 p.m.