

The Redevelopment Authority of the City of York
Meeting Minutes
August 15, 2018

A duly advertised meeting of the Redevelopment Authority of the City of York was held on August 15, 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 4:00 p.m. Present were Andrew Paxton, Teen Vebares, Frank Countess and Aaron Anderson.

II. Public Comment – none

III. Minutes

Andrew Paxton moved to approve the Minutes of July 18, 2018 as distributed. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5276

IV. Financial Report

General Fund Balance

RDA General Fund \$249,054.76

CDBG Balances

Demolition \$ 45,816.00

Acquisition \$ 20,000.00

Stabilization \$ 29,267.16

\$95,083.16

V. New Business/Action Items

a. Northwest Triangle/York Plan 2.0.

John McElligott advised the RACP Grant has been awarded. A business plan is required. They will need to execute an option for Tract 1 on Beaver Street and will ask to extend it 12 months, although they will supply updates in one to two months. They are requesting to negotiate the price with staff for both parcels. Aaron Anderson asked what parcel is being asked for at this time. Andrew Paxton asked if everyone could consider a standstill agreement for 60 days for just Tract 1. Frank Countess moved to extend the option for one year on the Northern parcel to allow and authorize staff to negotiate terms. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5277

Andrew Paxton then moved to enter into a Standstill Agreement for the Southern property tract on Beaver Street for 60 days. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5278

b. 1 North George Street.

Mr. Seth Landis appeared to request a 60 day option for the cost of \$1,000. Andrew Paxton stated he is concerned about the eventual purchase price, the number of which has not been agreed to. The parties are \$100,000 apart. Frank Countess advised that he recalls that being a discussion point at their last meeting. Andrew Paxton said that the offer is for \$400,000. Staff advised the Board has always been consistent in this matter and it needs to be made whole. Michael Black stated that the lesser option price would be okay if there was a higher purchase price. 60 days would give the Landises time to work on it. Andrew Paxton stated they made it clear in his opinion \$7,500 would be the cost of the option extension if the purchase price is not \$500,000.

After a break Mr. Matt Landis said we will agree to \$7,500 for the 60 days option, however he advised that some things are out of our control like staff work, etc., and more time might be required. Michael Black responded we are here to help if you need any assistance. Andrew Paxton stated that 60 days is not just an extension, the Authority needs hard and detailed financing information and indication of any phases of work etc. Staff advised that a meeting with the Landises and the Board can be arranged within two weeks, there is really not that much work for staff to do. Andrew Paxton advised that in 60 days he wants an agreement not just another extension. A memo or email will be provided soon detailing what has to be done by the developers and additionally the Board will schedule a Committee meeting to negotiate a price within two weeks. Frank Countess moved to extend the option for 60 days for staff to negotiate a redevelopment agreement. Andrew Paxton seconded. The motion passed 4-0, Teen Vebares abstained.

Resolution No. 5279

c. YWCA Lot 18 Request.

The YWCA that Beaver Street lot be used on October 5, 2018 from 5 pm – 9 pm for parking in the event set up for “Walk a Mile in Her Shoes” fundraiser. Staff advised that the YWCA had already signed an indemnification agreement and provided proof of insurance. Teen Vebares moved to approve the agreement on those terms. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5280

d. York Traditions Bank.

Staff advised they were in discussion about extensions of the bridge loan and requesting authority to proceed. Andrew Paxton moved to authorize staff to enter into an extension agreement with York Traditions Bank. Frank Countess seconded. Motion passed unanimously.

Resolution No. 5281

VI. Staff Report

- a. 330 North State Street – Pennrose’s contractor has removed much of the debris but it is not completed yet. Pennrose has appeared at the York City Planning Commission, they are working on their subdivision and land development plan.
- b. Penn Market – Staff advised they have spoken to three architects today.
- c. Executive session – The Board went in to an Executive session to discuss litigation and negotiation of real estate.

VI. Chairman’s Report

After the Executive session meeting adjourned at 5:22 p.m.