

**The Redevelopment Authority of the City of York  
Meeting Minutes  
December 14, 2016**

A duly advertised meeting of the Redevelopment Authority of the City of York was held on December 14, 2016 at 101 S. George Street, City Council Chambers, York, PA 17401.

**I. Call to Order / Welcome**

The meeting was called to order at 4:03 p.m. by Michael Black. Present were Aaron Anderson, Melissa Stiles, and Andrew Paxton.

**II. Public Comment**

- a. Mayor Bracey appeared to advise the Board that the City wishes to recognize David Cross, the retired chairman of the Authority with a Certificate of Recognition for his 25 years of service, especially his hard work and leadership. She read the Certificate of Recognition. She also showed a desk ornament with reference to him as an advocate, visionary, friend and leader. She also displayed a gift book about York by Scott Butcher as well as a personal gift. Additionally, she thanked the rest of the Board for their hard work for the Authority.
- b. Hugh Simpson appeared. He was here between 6 to 8 months ago expressing an interest in the Northwest Triangle. He has heard that the current option will not result in a plan going forward. He is expressing his interest with Joe Wagman for a portion of the Northwest Triangle for a senior directed housing project. This would be 55 years old and older although not specifically required, just rather a targeted age situation. The property they are interested in is at Beaver and Gay, just north of the St. John's Episcopal Church. He stated that much work needed to be done to create an agreement for further studies. He is not ready at this time. He advised they are looking at approximately 30 units. These would be rentals. Staff will be working with him to develop the full proposal. He advises they will probably ask for a 90 day option when they are ready.

**III. Approval of meeting Minutes**

Aaron Anderson moved to approve the minutes of November 16, 2016 as distributed. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5158

**IV. Financial Report**

Authority General Fund Balance stands at \$172,556.06

CDBG balances (Bureau of Housing Services) are as follows:

Demolition	\$ 112,500.00
Acquisition	\$ 20,000.00
Stabilization	\$ 77,411.23
	<b>\$ 209,911.23</b>

The demolition line item will need to be accessed for 155 and 156 East Maple Street. Staff has obtained a figure for \$26,000 for demolition. In addition 632 South Queen Street will probably need to be addressed before the winter is concluded.

**V. New Business/Action Items**

- a. 2017 Meetings. Staff is proposing the third Wednesday of every month at 4:00 p.m. as it has been. All were in agreement. Melissa Stiles moved to approve the advertisement of the meetings on those dates. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5159

- b. 424 Lincoln Street. Staff is recommending to close out this property with the sale to Acevedo and Almonte. Aaron Anderson moved to approve the sale. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5160

- c. 150 West King Street. Josh Gropp's company owns 152 West King Street. They will put three rental units in each building. They are offering \$15,000 for this property. They hope to start in the first quarter of 2017. However, weather may be an issue. Melissa Stiles moved to approve the sale on those terms to Mr. Gropp's company, Pennsylvania Investments, LP. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5161

- d. Healthy Corner Store Initiative. The City Health Bureau is the funding source for these matters. The Redevelopment Authority is simply the pass through.
  - 1. Melissa Stiles moved to authorize the purchase of a refrigeration unit for Lee's Food Market in accordance with the Healthy Corner Store Initiative's

goal of increasing access to healthy foods at small retail locations. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5161

2. Andrew Paxton moved to authorize the purchase of a refrigeration unit for Pak's Food Market in accordance with the Healthy Corner Store Initiative's goal of increasing access to healthy foods at small retail locations. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5162

**VI. Staff Report**

- a. 450 Madison Avenue has been sold to Seth Predix. He is moving forward with the construction with dispatch.
- b. 732, 734, 736 South Duke Street- Staff has toured the properties and required sewer and refuse payments be made current. The construction is not quality construction, but passes a Certificate of Occupancy. Staff advises that Q-DOT involvement and inspections are now required. Settlement of these properties will occur on Friday.
- c. Strategic plan- Staff is conferring with 2 providers. One is CTY as a facilitator and the other, Brophy and Reilly, LLC as urban planners. Discussion ensued about how many days such an event would require and when that would be. The consensus seemed to be starting on Thursday and finishing on Saturday. Staff advises they are looking at February dates.

**IX. Adjournment**

The meeting adjourned at 4:40 p.m.