

The Redevelopment Authority of the City of York
Meeting Minutes
November 16, 2016

A duly advertised meeting of the Redevelopment Authority of the City of York was held on November 16, 2016 at 101 S. George Street, City Council Chambers, York, PA 17401.

I. Call to Order / Welcome

The meeting was called to order at 4:02 p.m. by David Cross. Present were Michael Black, Andrew Paxton, and Aaron Anderson. Melissa Stiles was absent.

II. Public Comment

- a. The Younger Realty Group made a presentation. They manage the sales of properties in Lancaster for the Lancaster Redevelopment Authority. They are soliciting to do the same for York. They have an aggressive marketing strategy and they work with a network of investors. Mr. Cross asked if this would be an exclusive listing. The answer was for a one year proposal. There was discussion about scheduling a meeting to discuss this further.
- b. Community Garden- Pastor Bob Tome of Grace Fellowship Church stated that there are other churches involved in the garden behind St. Mary's Church. They have been doing it for seven years. Families have been using the garden for gathering and providing services to the city. They would like the Authority to continue the garden. Then Mr. Brian Kreeger's daughter read a letter from him. The property management is headed up by Mark and Karen Lookenbill. They oppose the expansion of St. Mary's parking lot for the parking is only needed on Sundays. The community provides vegetables and other options are possible. Mr. Lookenbill spoke. He would like to keep the garden and says it cannot be moved.

V. New Business/Action Items

- e. Immaculate Conception BVM Church Parcels. The church is offering \$5,700 for the two properties on Duke and nine properties on East Church and eight properties on South Court Street. Andrew Paxton moved to approve this sale. Michael Black seconded. Andrew Paxton stated that at the last meeting there were concerns about the land for parking and for a limited period of time, i.e. Sunday mornings. Usually the Authority holds out for productive uses and getting the property on tax rolls. This is why he suggested the staff consider providing the properties on license agreement and wait for a developer. He understands this is not a good option for the church. Pastor Jon Sawicki

advised the church is willing to enter into some restrictions so that the church would never turn any of these properties into a 7-11. Aaron Anderson stated the church needs are good. These parcels were a challenge to the Authority but parking may not be the highest and best use for the area parcels. Right now he feels parking is not the best option. Calling for the vote there were no ayes, three nays, and one abstention (Michael Black). David Cross advised the staff needs to look at the current legal status of the agreement with the garden.

III. Approval of meeting Minutes

Michael Black moved to approve the minutes of October 19, 2016 as distributed. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5153

IV. Financial Report

Authority General Fund Balance stands at \$278,725.97

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

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

Staff advised the Board will be receiving a financial report before the December meeting and a proposed budget.

V. New Business/Action Items

- a. RDA Legal Services. Aaron Anderson moved to approve entering into a contract with Blakey, Yost, Bupp & Rausch for legal services. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5154

- b. 513 South Queen Street. Initiative Property Management owns other properties in the area. They are offering \$1,000 for an option for a one year period. It is non-refundable but it would be applicable to the agreed upon purchase price. Aaron Anderson moved to approve an option for six months for \$1,000. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5155