

The Redevelopment Authority of the City of York
Meeting Minutes
October 19, 2016

A duly advertised meeting of the Redevelopment Authority of the City of York was held on October 19, 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, Aaron Anderson, and Andrew Paxton. Melissa Stiles was absent.

II. Public Comment

No public comment.

III. Approval of meeting Minutes

Andrew Paxton moved to approve the minutes of September 21, 2016 as presented. Michael Black seconded. The motion passed unanimously.

Resolution No. 5149

IV. Financial Report

Authority General Fund Balance stands at \$211,426.20
Staff advised approximately \$50,000 of that
is encumbered.

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

Demolition	\$ 112,500.00
Acquisition	\$ 20,000.00
Stabilization	<u>\$ 83,423.42</u>
	\$ 215,923.42

Staff advised that the 2017 budget is being finalized. It will be available at the next meeting. Staff also distributed the audit for 2015. The auditors, Maillie, Inc., are willing to discuss their findings.

V. **New Business/Action Items**

380 West Market Street. Michael Black moved to carry out the covenants of the Redevelopment Agreement and pursuing the funding for capital improvements an acquire the property at 380 W. Market Street, 366, 368 W. Market Street, and 382 W. Market Street. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5150

- b. 127 North Broad Street. Mr. Matthew Steinkamp of Weaver Warehouse, LLC is pursuing an adaptive reuse conversion of this warehouse into a multi-family development. Under the Zoning Ordinance a letter of support is required from the Authority. Andrew Paxton moved to send such a letter. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5151

- c. 700 Block of South Court Street. A number of these properties have been demolished. A couple of buildings remain. Royal Square Development and Construction is interested in the properties. They are requesting an option for one year for the cost of \$1,000 for all the properties. Michael Black moved to approve an option on those terms. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5152

- d. Immaculate Conception BVM Church (St. Mary's). These parcels consist of an interior block some of which have been used for an urban garden. The church wishes to expand its parking lot because its Sunday mass services overflow the existing parking lot. The urban garden is being tended by Grace Fellowship Church of Seven Valleys. Staff has offered them another location for the garden lot on Maple Street, not too far away. St. Mary's is offering \$300 a parcel. Andrew Paxton asked about licensing or leasing the property instead of ownership and whether or not they were discussed. Staff advised that the only thing that had been discussed with the church was a potential claw back in the event of a future development on South Duke Street. David Cross opined that this was a significant land mass. Andrew Paxton suggested perhaps a lease or a license and if the agreement is terminated within 25 years the Authority could reimburse the church for its expenses. David Cross suggested a possible deed restriction so that the church can never develop the property beyond the condition of a parking lot. The Board wished to have staff explore these issues further and the matter was therefore tabled.

VI. Staff Report

- a. 450 Madison Avenue – It appears Seth Predix is finalizing the agreement. The hope is to settle by December 31. The property will need to be fenced in because of the neighborhood.
- b. Northwest Triangle- Staff has met with Time Group. They have met to review a draft plan. The option expires November 30. Staff is hopeful progress is being made towards resolution.
- c. 300 North State Street- Pennsylvania Department of Community and Economic Development came down from Harrisburg. Staff is exploring funding for the site preparation. The abatement and clean-up costs look to possibly be between \$1 million and \$2 ½ million.
- d. 732, 734, 736 South Duke Street- Fidel Calcagno and David Gonzales spoke at the last month's meeting. A meeting is being set up. Mr. Calcagno says that 734 and 736 have been completed. That needs to be proven and discussed with him. Mr. Gonzales called and left a voice mail message today about 732 South Duke Street.
- e. Redevelopment Authority Maintenance RFP - This will be for annual snow removal and lawn maintenance. It is going out to the public.
- f. Citizen's Bank- Mr. Yohn is undertaking his due diligence. Staff has not heard anything at this point. Staff is exploring having the art work that was in the building examined and appraised.
- g. York Redevelopment Associates – there were 7 properties originally under review. Not all of them have moved forward. Staff expects at the next meeting to have a specific as to what will happen with each of the properties.
- h. 594 and 596 West Princess Street – this is the old Gus' Bar. Staff has some concerns about the work that was done. There is a leak on the second floor. They are discussing the matter with Wagman Construction. York Housing Group is being considered as a property manager.
- i. 120 North Richland- The National Guard has sealed it and hopefully this will keep the property safe.
- j. 462 and 464 West Market Street- Mr. Yohn had an option and said they will probably exercise it but some structural issues need be examined so that responsibilities are clearly known. It is hoped that the next meeting staff can provide more details. Andrew Paxton asked for the density for the property was set under city ordinances. Staff advised that has occurred.

VII. Chairman's Report

None.

IX. Adjournment

The meeting adjourned at 4:40 p.m.