

The Redevelopment Authority of the City of York
Meeting Minutes
September 21, 2016

A duly advertised meeting of the Redevelopment Authority of the City of York was held on September 21, 2016 at 101 S. George Street, City Council Chambers, York, PA 17401

I. Call to Order / Welcome

The meeting was called to order at 4:00 p.m. by David Cross. Present were Michael Black, Andrew Paxton, Aaron Anderson, and Melissa Stiles.

II. Public Comment

- a. Jane Heller of Springettsbury Township- She talked about the three burned out properties on Walnut Street that have been demolished. Drawings have been made and distributed. She is proposing creating a park for neighborhood children. She asks about the potential to convey the property to people. Maintenance and taxes are questions to be resolved. She submitted a petition with 100 names on it.
- b. Fidel Calcagno- He spoke about 734 and 736 S. Duke Street. He said he completed a project at 41 S. Queen Street and submitted before and after photos. He stated that he got a letter from the authority's attorney and disputed the terms of it. He said 736 has a license to rent and submitted photos for 734. He has been making progress with the properties. There are no tenants at 736. He submitted permit for 734 S. Duke Street dated May 13, 2016.
- c. David Gonzales- He has been a contractor's assistant for 10 years. He was talking about 732 S. Duke Street. The property was inspected in June by Q DOT. The property failed because it needed more work. He did the work. The property was re-inspected in August. However he has not received the results of that inspection. He also received a letter from the Authority's attorney. He believes everything is completed. He states he has provided updates on the project and asks when he will get an answer on the end result. Mr. Cross advised that the staff report is at the end of the meeting.
- d. Bob Wood- He was present to talk about the Farmer's Market. He represents a vendor in the market. He was advised there are no action items on the agenda. The agenda states that there is a staff report on this matter. He has read Resolution 5131 for the Redevelopment Authority to enter into an

agreement with management. Farmer's Market consists of 12 vendors and 3 tenants. There have been many rumors about what's going to happen with the market and this is unsettling to everyone. He wants transparency. There are rumors about a friendly eminent domain action. More communication is needed.

- e. Towanda Thomas- is present to express an interest in the Citizens Bank building. She and her husband made a presentation in 2014. She said at that time they did not have development expertise and they have now partnered with Anthony Roger, a developer from Maryland with over 20 years' experience. Mr. Roger's father had a very big development company. Mr. Rogers has downtown Baltimore experience in Redwood Towers, which is a multi-use development as well as a development in Washington, DC called Rhode Island Row. She has ideas for the property. There was discussion about putting together a proposal. Ms. Thomas was advised that she was not on the agenda as an action item.

III. Approval of meeting Minutes

Andrew Paxton moved to approve the minutes of August 17, 2016 as presented. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5140

IV. Financial Report

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| Authority General Fund Balance stands at | \$219,696.95 |
| Note Payable on November 30, 2016 | |

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

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|---------------|----------------------|
| Demolition | \$ 112,500.00 |
| Acquisition | \$ 20,000.00 |
| Stabilization | <u>\$ 84,088.67</u> |
| | \$ 216,588.67 |

Staff advises there will need to be a \$20,000.00 transfer to acquisition but it is not needed at this moment. Additionally, staff will be budgeting the 2017 CDBG funds in the future.

V. New Business/Action Items

- a. 1 North George Street-Citizens Bank. David Yohn of Yohn Property Management is interested in this property. A letter of introduction was submitted as well as an expression of interest. Mr. Yohn advised he is doing 1 Marketway West at the present time and he would like to explore simply

going across the square but he needs an opportunity for due diligence. He has a potential user for the bank main building property. Mr. Cross asked about an option amount. The amount usually depends on the eventual sales price of the property. Mr. Yohn advised that we need to look at the building. He understands the Authority acquired it for about \$500,000 but that would not be the offer but an option is needed to do a full investigation of the property. Sixty days for the option period was discussed. One Thousand Dollars (\$1,000) was proposed to be the option price. This amount would be non-refundable but would be applied to the purchase price. Mr. Yohn stated that would be acceptable. He would also be able to provide insurance. He suggested the effective date be October 1. Mr. Cross then suggested there would need to be a motion to approve an Option Agreement for \$1,000 to Yohn Property Management for this property for 60 days.

Mr. and Mrs. Thomas expressed their upset at the process of the Authority in this matter. She stated that she found out about the previous developer dropping out by reading it in the Central Pennsylvania Business Journal and promptly contacted the Chair. Mr. Cross advised that the Redevelopment Authority does not make announcements about such matters. Mr. Anderson stated he would like to hear another presentation if the Thomases have one. Mr. Cross advised that the Authority does need to be fair. Andrew Paxton stated that he is frustrated also by the process. However, the Dilks' discussions have been all made at public meetings and anyone attending these meetings would know that the Dilks' development was not going to occur. Mr. Paxton does not wish this to be dragged out. Mr. Anderson stated there is a little frustration here due to the ignorance of what's going on by the Board. David Yohn stated that he as a developer has kept up with what was going on with the Dilks' development and has become aware of it both from public meetings and what was stated around town. Mr. Cross and Ms. Thomas discussed emails on September 12. Mr. Cross stated that Ms. Thomas was told of the Redevelopment Authority process again even though it has not changed since 2014. The RFP process has not been successful for the Authority. Staff advised that action/agenda items are only created as a result of a written and submitted proposal. Mr. Cross stated that the Authority's policies are on the website. Staff advised that when people want items to be dealt with by the Board, staff needs to have those items two Fridays before the meetings so that they can be reviewed and questions answered. The Board has historically stated that it does not want sudden issues presented at a meeting. Mr. Cross advised Ms. Thomas that on September 12th she was asked if she wanted to be on the agenda. He further advised that there might be someone else interested in the property. Andrew Paxton asked if the Thomases provide details of the plan. Mr. and Mrs. Thomas advised it was mixed use with retail. Mr. Paxton asked about potential commercial tenants. Mr. Yohn asked about the experience of the Thomas' partner. Melissa Stiles asked is it possible to have a non-exclusive option. The answer to that

question was no. The Thomases then stated that they respect Mr. Yohn's record and reputation and stated that they would find another property. Melissa Stiles then made the motion to approve the 60-day option to Yohn on the terms previously stated. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5141

- b. 50 South Pine Street. Gustavo Zabala has expressed an interest in this property. He has experience which was reviewed. He is offering \$7,500. Michael Black moved to approve a Redevelopment Agreement with Mr. Zabala for \$7,500 for this property. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5142

- c. 358 West Philadelphia Street. Mr. Maury Richter who owns 354 West Philadelphia Street is offering \$10,000 to purchase and rehabilitate 358 West Philadelphia Street. Andrew Paxton moved to approve the sale on those terms. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5143

- d. 200 Block of South Hartley Street (217, 219, 221, 223). Staff has negotiated an acquisition price for each property at \$9,500 plus transfer taxes. Michael Black moved to approve acquisition of those terms. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5144

- e. 460 West Philadelphia Street. The Authority owns 462 and there is a party wall. Staff is proposing purchasing this property from Elite Property Management for \$10,000. Andrew Paxton moved to approve this purchase on those terms. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5145

- f. 462-464 West Market Street. This property has been through the city process including Planning Commission, etc. Yohn Property Management wants to purchase the property. It is quite large 15,000 sq. ft. Mr. Yohn wishes to exercise the option. The purchase price will be negligible due to the cost to renovate the property. Andrew Paxton moved to approve the exercise of the option. Melissa Stiles seconded. The motion passed unanimously.

Resolution No. 5146

Michael Black moved to enter into an Agreement of Sale with Yohn Property Management for this property for the redevelopment acquisition costs and a 20 percent administrative fee. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5147

- g. East Princess Street (117, 119, 121, 127, 129). Royal Square Development & Construction is seeking an option for access across from Lot 11 as well as the two properties going north on Howard, i.e. 146 South Howard and 148 South Howard. Royal Square Development & Construction Corporation would bear all costs. They are exploring an affordable housing program. The option terms would be one year at \$1,000 and renewable once for an additional \$1,000. The purchase price would be \$61,500 for all the properties. Michael Black moved to enter into an Option Agreement on those conditions and fix the purchase price in that amount. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5148

- h. 700 Block of South Court Street. Royal Square Development & Construction is interested in property in the 700 block of South Court Street which is now vacant. They are proposing a one year option for that and \$4,000 at renewable. Mr. Cross stated that since the Authority has been taking positions about items not on the agenda perhaps it would be best to defer action on this item. Staff advised it could wait. No action was taken.

VI. Staff Report

- a. Penn Market settlement- Staff has been working with Friends of Farmer's Market for 1 ½ to 2 years. The funding has been provided to the group through the Authority. Some work has been done but a lot of work is needed. The market is owned by a corporate entity. M&T Bank has a lien on the property. Staff is speaking to them. Staff advised that Mr. Wood has been sent 2-3 emails about getting together and explaining all of this but Mr. Wood has not responded.
- b. Northwest Triangle- the option has been signed. The developer is in its due diligence. It is talking to a consultant to arrive at eventual value of the property. They really want to know what the future assessment is going to be. The Board is skeptical about that possibility.
- c. 300 North State Street- Pennrose is talking to the City Zoning about its plans.
- d. 732, 734, 736 South Duke Street- Staff directed counsel to write a letter that performance on these properties were deficient and staff was not able to

obtain information. Staff had tried to get action and answers but nothing would happen. Now that the developers have come back to the Board it is hoped these matters can be resolved.

VII. Chairman's Report

Mr. Cross advised he had nothing specifically but he stated that the Board discussions among themselves between meetings is certainly appropriate and welcomed.

IX. Adjournment

The meeting adjourned at 5:15 p.m.