

The Redevelopment Authority of the City of York
Meeting Minutes
December 19, 2018

A duly advertised meeting of the Redevelopment Authority of the City of York was held on December 19, 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 4:02 p.m. Present were Teen Vebares and Frank Countess and Joyce Santiago. Aaron Anderson was absent.

- II. Public Comment** – Sandy Benedict (?) a member of the Friends for Penn Market asked the Authority to continue its support for the Penn Market as a market. Additionally, Deborah Volker (?) spoke as a vendor of Penn Market. Her topic was the issue of communication. Staff advised her that Mr. Christian Wagman is under contract with the authority to provide communication to market vendors. He is designated as a market liaison, he is not the market master. The Mayor spoke and stated that a bigger discussion is necessary. He went through the history of the purchase of the market followed by the original plan, spending needs and funding sources. Staff advised what money has been spent and the next phase of study for the market and design and development. The Mayor advised financial problems throughout the city and limited resources.

III. Minutes

Frank Countess moved to approve the Minutes of October 17, 2018 as distributed. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5295

IV. Financial Report

General Fund Balance

RDA General Fund \$37,091.96

CDBG Balances

Demolition	\$ 63,736.04
Acquisition	\$ 40,000.00
Stabilization	\$ 58,343.66
	\$162,079.70

Staff was asked about any encumbrances. Staff advised 312 S. George Street went into emergency demolition. The total cost was \$72,200.00.

V. New Business/Action Items

a. 300 North State Street.

Pennrose Properties wishes to conclude their transaction. They will complete the environmental clean-up and work on the overall project. They will reimburse the Redevelopment Authority for its costs. Teen Vebares moved to authorize the transfer of the property to Pennrose with the reimbursement of the costs. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5296

b. RSDC Development Proposal.

Mr. Dylan Bauer of RSDC spoke and expressed interest in the 400 block of W. Philadelphia Street, specifically Authority properties at 460, 462, 480, 482, 484-486 W. Philadelphia Street. Royal Square is looking at other properties in the area, perhaps including the Foundry, the old Philly Café and 44-46 W. Philadelphia Street is in poor shape and need to be torn down. Royal Square is agreeable to accepting that property along with the others and has obtained quotes for demolition in the range of \$5,200.00. Royal Square is agreeable to pay for the cost of the demolition. Frank Countess moved to enter into a sales agreement with Royal Square for these properties under those terms. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5297

51-55 West Princess Street.

Royal Square is interested in these properties. They have looked at 153 S. Beaver Street, the address around the corner. Royal Square hopes to rehabilitate these properties. Frank Countess moved to transfer 51-55 West Princess Street to Royal Square for \$1.00. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5298

c. 710 W. Mason Avenue.

Shannon Carroll is willing to pay \$2,000.00. Joyce Santiago moved to sell the property to her for \$2,000.00 and costs and settlement under the usual terms. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5299

d. 630 South Pine Street.

Pine Street Partners LLC is requesting to amend the option period from October 20, 2018 to December 1, 2018 because they need the time to negotiate and sign the option agreement. Frank Countess moved to modify the option date as requested. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5300

e. **242-248 North George Street.**

Mr. Dylan Bauer advised that this is an important block for Royal Square. It including Gloria's Grocery which was built in the late 1700s and is one of the earliest properties in the city of York. An Option Agreement was issued previously. Mr. Bauer wishes to amend the Option Agreement. There is a RACP agreement pending which would be between 1.5 – 2 million dollars for a total of 3.5- 4 million dollar project. They are thinking about a possible bike shop, restaurant, and apartments. They have been talking to loft owners about the back and the Countess family about a donation or the conveyance of a property on the list. The specific amendment being requested is to adjust the Option for a sale of \$1.00 contingent on receipt of the RACP grant. Michael Black asked if the Redevelopment Authority could be the conduit for the RACP grant for a 1% fee. Mr. Bauer indicated that would likely be acceptable. The Mayor then spoke and said that an investigation into RACP auditing requirements indicated that there is more work than could be reflected in a 1% fee and that another amount should be considered. Mr. Bauer indicated that he is willing to negotiate whatever is consistent and reasonable. Teen Vebares moved to amend the resolution which is 5271 to indicate a \$1.00 sales price contingent on the receipt of a RACP grant. Joyce Santiago seconded. The motion passed 3-0. Frank Countess abstained.

Resolution No. 5301

f. **515 Linden Avenue.**

Mr. Virgil Brown and Mr. Christopher Bowen wish to finalize their 2013 agreement and they are ready to do so. Frank Countess moved to approve the settlement and costs. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5302

g. **358 West Philadelphia Street.**

Mr. Maury Richter entered into a Redevelopment Agreement and is ready to conclude the matter. Frank Countess moved to approve the matter with a deed and sale. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5303

h. **312 South Penn Street.**

Mr. David Ward is doing work for Mr. Calvin Garvey. Both have carpentry experience and have worked on other projects. Mr. Garvey intends to live there. Staff advised that the Authority acquired this property by eminent domain which did not result in paying the former owner anything, but there were legal and appraisal costs. Mr. Garvey is offering \$1,000.00. Teen Vebares asked what the timeline might be. Mr. Ward advised that it will be 6 months for the damaged half. Michael Black asked about financing. Mr. Ward said that Mr. Garvey has \$10,000.00 available. Joyce Santiago moved to sell the property to Mr. Garvey with standard rehabilitation clauses. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5304

i. **389 Lexington Avenue.**

Staff advises that Elmo El Asari and his wife had been redeveloping 385 Lexington Avenue and 389 Lexington Avenue is an empty lot next door. Mr. El Asari is willing to reimburse the Authority for any costs. Frank Countess moved to authorize staff to acquire the 389 property from the York County Repository List and convey it to Mr. El Asari for reimbursement of the costs. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5305

j. **214 West Hope Avenue.**

Staff advised that the Redevelopment Authority owns 212 W. Hope and there are others in the neighborhood that Staff wishes to compile the properties for defensive reasons. Teen Verbales moved to authorize staff to acquire 214 West Hope from the York County Repository List for \$1,500.00. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5306

k. **253 Roosevelt Avenue.**

Staff advised that the Redevelopment Authority owns 249 Roosevelt Avenue. Staff is talking to the owner of 251 Roosevelt. Linwood Starling owns 253 Roosevelt he is willing to convey the property rather than fix it up. Teen Verbales moved to accept 253 Roosevelt from Linwood Starling provided the property is free and clear from any and all liens. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5307

l. **Bank Account Transfers.**

Staff is requesting Authority to make bank transfers as follows:

Item 1 - Account 0892 in the amount of \$17,000.00 to account 8334 to cover general expenses.

Item 2 - Account 4837 in the amount of \$27,859.00 to account 8334 to cover general expenses.

Item 4 - Account 4912 in the amount of \$50,000 to account 8334 to cover general expenses.

Frank Countess moved to authorize staff to undertake the effort. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5308

Item 3 – Teen Verbales moved to authorize the transfer of \$50,000.00 from account 8300 to be used for collateral for the 7642. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5309

m. New Bank Account.

Staff is requesting to open a new bank account to escrow funds related to the Gearhart settlement. Frank Countess moved to authorize staff to undertake this effort. Teen Verbares seconded. The motion passed unanimously.

Resolution No. 5310

n. 2019 Board Meeting Schedule.

Staff is proposing to keep the meeting at 4:00 p.m. on the third Wednesday of each month. Frank Countess moved to advertise the 2019 meetings at that date and time. Teen Verbares seconded. The motion passed unanimously.

Resolution No. 5311

o. Election of Officers.

Staff advised that in January new officers will be required to be elected. Michael Black is willing to continue as Chair. Aaron Anderson is willing to continue as Vice-Chair. This just leaves the office of Treasurer open.

VI. Staff Report

- a. 312 South George Street – Had to be demolished.
- b. 132 South Beaver Street – The City Administration is undertaking code enforcement activity on this property.
- c. 1 North George Street – Staff is pushing the Landises for settlement.
- d. RACP Administration – Was discussed. Staff will provide financial reports.

VII. Chairman's Report

Chairman then announced that the Board would go into an Executive session to discuss pressing real estate.

After the Executive Session concluded the meeting adjourned at 5:35 p.m.