

The Redevelopment Authority of the City of York
Meeting Minutes
March 20, 2019

A duly advertised meeting of the Redevelopment Authority of the City of York was held on March 20, 2019 at 101 S. George Street, City Council Chambers, York, PA 17401.

I. Call to Order/Welcome

Michael Black called the meeting to order at 4:01 p.m. Present were Aaron Anderson, Frank Countess and Joyce Santiago. Teen Vebares was absent.

II. Public Comment – None.

III. Minutes

Aaron Anderson moved to approve the Minutes of December 19, 2018 as distributed. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5312

IV. New Business/Action Items

a. RSDC/Princess Street Option.

RSDC would like to assign the option to Homes for America in the event they are successful in obtaining loan tax credits which are necessary to complete the project. Frank Countess moved to approve the resolution as presented. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5313

b. 343-351 Cottage Hill Road.

The York Fresh Food Farms is requesting its annual license agreement. It will run from March 1, 2019 to March 1, 2020 although the property goes dormant in the winter. A certificate of insurance has already been provided. And in response to a question, solar panels have been installed. Aaron Anderson moved to approve the license provided it has a clause allowing the Authority to terminate the license in the event that the Authority obtains a developer for the property. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5314

c. 200 North Broad Street.

This is the former Graybill property. The Northeast Neighborhood Association is requesting a one-year license agreement for the property as a neighborhood garden. Aaron Anderson moved to approve the license and asked staff to insure that in the event of development the license is revocable

by the Authority. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5315

d. Crispus Attucks.

600-602 S. Queen Street as already been approved for transfer from the Authority to Crispus Attucks. They plan to undertake a Youth Build project which was discussed in Resolution No. 5239. Upon further investigation Crispus Attucks would now like to include the property at 186 E. Boundary Avenue which is a contiguous parcel. The Authority owns it and it is vacant. The end result is unknown at this time but when Crispus Attucks gets to a situation to exercise the option they will provide plans and financing. They are now seeking funds and they also need site approval. Joyce Santiago moved to amend Resolution No. 5239 to include 186 E. Boundary Avenue. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5316

e. Election of Officers.

The slate of Michael Black, Chairman, Aaron Anderson, Vice- Chairman, Frank Countess, Treasurer and Nicole Davis, Secretary was proposed by Joyce Santiago. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5317

f. 612 West Market Street.

The owner is seeking zoning approval to convert from a single family residence to a multifamily with 6 apartments. He needs a letter of support from the Authority under the zoning ordinance. Frank Countess moved to approve a letter of support for the project. Aaron Anderson seconded. After further discussion the motion was tabled.

g. 442 South Duke Street.

Staff has been working with Ms. Santa Mejia. Staff is suggesting a Redevelopment Agreement at this stage that will allow her to do work and the Authority will convey the property to her after the project is completed. The City's third party inspector Q Dot will inspect the property and provide a list of items that will need to be taken care of in the development. Ms. Mejia is offering \$3,000.00 for the property. Aaron Anderson moved to approve authorizing staff to negotiate a Redevelopment Agreement on the suggested terms. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5318

h. Lot 18 Revolution Parking.

York Revolution has an annual license agreement. They are using most of the lot which has approximately 72 parking spaces. They use them for home games. It will not interfere with the Northwest Triangle development. Frank Countess moved to approve the annual license agreement again and asked the staff to have the license be terminable in the event the Authority finds a developer

for the Northwest Triangle that needs this parcel. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5319

i. **Fresh Food Fund Loan.**

Mudhook Brewing Company is seeking funds. The Board went into an executive session and after the executive session no action was taken.

V. Financial Report

General Fund Balance

RDA General Fund \$22,920.61

CDBG Balances

| | |
|---------------|---------------------|
| Demolition | \$ 63,736.04 |
| Acquisition | \$ 40,000.00 |
| Stabilization | <u>\$ 45,934.98</u> |
| | \$149,671.02 |

Because the spring demolition session will soon be upon us Staff will be providing a list of properties for which to use the Stabilization funds.

VI. Staff Report

- a. The Treasury – The Landis brothers appeared before City Council on Tuesday evening requesting a transfer of their liquor license from Springettsbury Township to the City.
- b. RDA Finances – This will be a matter of some discussion at a future date.
- c. RDA Strategic Plan – There are some issues to be discussed down the road.
- d. Penn Market – Staff is suggesting another course of action and a future discussion.
- e. 300 North State Street – The developer has now obtained low income tax credits. The settlement will occur in April. The sale is hoped to complete by sometime this summer. It will be 60+ units of affordable housing.
- f. NWT – The developer is still in the due diligence period. RACP application is pending.
- g. Demo Memo – This will be provided by staff as discussed in the Financial Report.

VII. Chairman's Report - Nothing was reported.

The meeting adjourned at 5:03 p.m.