

The Redevelopment Authority of the City of York
Meeting Minutes
May 23, 2018

A duly advertised meeting of the Redevelopment Authority of the City of York was held on May 23, 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 Andrew Paxton, Teen Vebares, Frank Countess and Aaron Anderson.

II. Public Comment

– Mrs. Washington who lives near the properties at 324 and 326 S. George Street is requesting to use the very attractive vacant lot for a family party on Memorial Day, Monday May 28, 2018. Michael Black advised her that this was not much notice. Staff advised that they would have to sign an indemnity and usually insurance needs to be provided but if the Board desires, insurance could be waived under the circumstances. Staff advised that they need to be responsible for cleaning up after the party. Frank Countess asked what is on the lot. Staff answered just grass and one tree. Andrew Paxton moved to allow the use with the executed indemnification agreement. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5244

III. Minutes of April 18, 2018

Minutes tabled until next meeting.

IV. Financial Report

General Fund Balance

RDA General Fund \$274,024.77

CDBG Balances

Demolition \$ 45,816.00

Acquisition \$ 20,000.00

Stabilization \$ 32,216.46

\$98,0323.46

V.

a. Northwest Triangle.

John McElligott came to discuss the York Plan 2.0. Progress is being made and he is asking to amend the option to add the middle lot along the 200 Block of North Beaver Street. The current option expires in August and they may come back for an extension of that but under the present circumstances they are asking to add the Beaver Street Lot to the parcel and come back in August to advise where

everything stands. Frank Countess moved to include the property address 208-236 North Beaver Street and parcel ID number 030460100050000000 into the existing option. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5245

VI.

a. Beaver Street Frontage Lot 18.

The Charter School is growing and we have been allowing the property to be used by parents of students to pick up and drop off mostly between 8:00 a.m. - 8:30 a.m. and 2:30 p.m. – 4:00 p.m. The Board desires protections for the Authority at this time from the school which will required insurance and indemnification for anyone on our property. Staff is requesting authorization to discuss this with the school. Andrew Paxton advises that he felt someone should be outside the school at the corner of Gay Street to observe what is going on and perhaps address traffic concerns. Teen Vebares moved to authorize staff to negotiate a license agreement with the York Academy Regional Charter School. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5246

b. 717-719 West Clark Avenue.

Marshall Kester wishes to garden there. Staff gave a history of his prior experience with the 4-H Garden at 234 South Pershing Avenue and his desire to continue gardening in the City. Andrew Paxton moved to authorized staff to negotiate a license agreement with Mr. Casper. Teen Vebares seconded. Motion passed unanimously.

Resolution No. 5247

c. 1 North George Street.

The Landis Brothers are requesting to use the property for one day. Proof of insurance has been provided. Andrew Paxton advised that he likes the idea of an information setting but the building is not ready for occupancy and an event would be of concern to him. Teen Vebares advised that he has some concerns as well due to having people around the building. Staff advised it could provide more information from the Landis Brothers however, timing is short since the date of the event has been publicized and is for May 31, 2018. Frank Countess advised that the Landis' can go in and out now with people accompanying them. The Authority doesn't not yet have proof of plans and financing. Blanda Nace of YCEA advised that this would not be a matter open to the general public, it is just a VIP showing that would start at 11:30 a.m. and end no later than 2 p.m. Frank Countess moved to approve the request. Andrew Paxton seconded. Motion passed 3 to 1. Teen Vebares abstained.

Resolution No. 5248

d. Management Services Agreement.

Staff advised that we have entered into an agreement with Next Move Marketing to provide services at Penn Market. There is a fixed rate agreement which also includes a percentage of

tenant/vendors rental that comes in. More details are required for the timing of the payment and other matters. Andrew Paxton moved to amend the agreement to negotiate those details. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5249

e. **700 West Princess Street.**

Mrs. Juanita Barbosa is requesting a 6-month extension of her RDA agreement due to a problem with spill over. The original agreement has been extended and that extension has not yet expired. Staff advised that progress is being made. Andrew Paxton moved to extend the agreement to November 21, 2018. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5250

f. **Bank Accounts.**

Staff advised the various grants and projects all require a separate bank account and when the project is completed for auditing purposes the documentation of the closure should occur and then any remaining funds should be transferred to the general account. The concluded projects are:

- 1.
- 2.
- 3.
- 4.

Andrew Paxton moved to approve the closing of those accounts and the transfer of the fund balances to the general fund. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5251

g. **163-475 West Hope Avenue.**

Jared Smith of JNS Construction is requesting another extension. He has run into some difficulties and he has concluded other projects related to his core business. To date with the Hope Street project he has demolished the blighted end unit as promised. He is requesting another year on the agreement to commence and complete the renovation of the remaining five units. Michael Black asked how much could he accomplish in four-4 months. Mr. Smith advised that he could get one unit finished. Michael Black concluded at that rate one year would not be sufficient enough time to complete the project in its entirety. There was a discussion about whether permits were applied for, plans submitted, and subsequently paid for and picked up. There was also discussion of a stop work order being issued by the City's Building Code Official on the project. Staff requested that the matter be tabled until next month, so they can ascertain additional details about the plans, permits and the stop work orders and in turn update the Board. The matter was thus tabled until next month. The Board also advised Mr. Smith to provide evidence of expenditures he has incurred thus far.

h. **334 South Duke Street.**

Mr. Braudilio and Ms. Carmen Arias are requesting to purchase this property for \$1,500. Staff and the Board discussed prior work that they have done. Andrew Paxton moved to approve the sale on those terms. Teen Vebares seconded. The motion failed 0 to 5 and the proposal was therefore denied.

Resolution No. 5252

i. **Healthy Corner Store Initiative.**

The City Health Bureau is requesting its grant funds to be returned and closing out the bank account. Frank Countess moved to authorize the Solicitor to dissolve the Memorandum of Understanding with the Health Bureau and the closing of the project bank account and returning of funds. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5253

j. **474 West Market Street.**

Mr. and Mrs. Boll acquired this property. It is a mixed-use property with office and residential spaces. They want to convert it all to residential. Frank Countess asked the zoning staff to advise the UN-2 zone. All that is being requested at this time is a letter of support for the conversion. Teen Vebares moved to provide the letter of support. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5254

k. **RFP Real Estate Services.**

Staff advised that they have not gotten enough response. They would like more time to engage more interest. Teen Vebares suggested a closer look at the RFP to see if that might help as well. Anderson Paxton moved to extend the RFP deadline to June 30, 2018. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5255

l. **300 North State Street.**

Pennrose anticipates receiving a Low-Income Housing Tax Credit award but at this point a demolition to clean up is required. A one million-dollar ISRP grant has been obtained. The developer Pennrose has created a new entity and is conferring with its environmental consultant. A three-party cooperation agreement will be required. A draft has been sent out. It will be discussed in committee. Andrew Paxton moved to entered into the three-party cooperation agreement after approval by the committee. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5256

m. **300 North State Street.**

July will be the end of the RDA agreement. Developer is requesting a 12-month extension to June 2019. Much work will occur before then. Andrew Paxton asked about splitting the time period into half, i.e. six months and six months. Teen Vebares said he would like to see progress this summer with

the clean-up. Andrew Paxton moved to approve a six-month extension of the agreement, with a six month renewal contingent on substantial progress being made in the RDA's sole discretion. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5257

n. 319 E. Chestnut Street.

Frank Countess moved to ratify all actions taken by the solicitor in pursuing the appeal for this legal matter and directing the solicitor to continue such actions as necessary to protect the interest of the authority including the Supreme Court, with consultations to the Executive Committee. Aaron Anderson seconded. The motion passed 4 to 0. Andrew Paxton abstained.

Resolution No. 5258

o. RDA By Laws.

Three committees are being discuss, a Proposal Review Committee, Acquisition and Disposition Committee, and Blight Committee. Aaron Anderson moved to authorized the solicitor to amend the by-laws to establish these three committees. Andrew Paxton seconded. The motion passed unanimously.

Resolution No. 5259

p. Election of Committee Members.

The Proposal Review Committee will consist of _____ and _____, the Acquisition and Disposition Committee will consist of _____ and _____, and Blight Committee will consist of _____ and _____.

Resolution No. 5260

q. Land Bank Authority of the County of York.

Two members of the authority are needed for representatives. Andrew Paxton moved to approve Michael Black and Frank Countess as the members. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5261

VII. Staff Report

a. Anna Lisa Gomerac partner with York Fresh Food Funds. She has been involved with the Cottage Hill Garden, 343-351 Cottage Hill Road. They are suppling water to the property and she has obtained a donated solar panel with power which would both provide lighting and assistance for power tools needed for various reasons on the garden. Staff advised that the city zoning ordinance needs the owner's permission. Andrew Paxton advised that he felt a more formal arrangement would be required. Andrew Paxton then moved to amend the license agreement to allow the installation of a solar panel. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5262

VIII. Chairman's Report Minister Reverend _____ introduced herself. Her entity owes 52 Ridge Avenue _____. After discussion the meeting adjourned at 5:40 p.m.