

**The Redevelopment Authority of the City of York**  
**Meeting Minutes**  
**May 15, 2019**

A duly advertised meeting of the Redevelopment Authority of the City of York was held on May 15, 2019 at 101 S. George Street, City Council Chambers, York, PA 17401.

**I. Call to Order/Welcome**

Aaron Anderson called the meeting to order at 4:05 p.m. Present were Teen Vebares, Frank Countess and Joyce Santiago. Michael Black was absent.

**II. Public Comment – none**

**III. Minutes**

Teen Vebares moved to approve the Minutes of April 18, 2019 as distributed. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5325

**IV. Financial Report**

Staff is provided a more detailed report as promises. They are available for questions after the meeting for a financial report from January 1 to May 15 including Penn Market information.

***CDBG Balances: 2018 Funds Available***

Demolition	\$ 63,736.04
Acquisition	\$ 40,000.00
Stabilization	<u>\$ 34,288.98</u>
	<b>\$130,025.38</b>

***CDBG 2019 Allocations:***

Demolition	\$ 98,500.00
Acquisition	\$ 20,000.00
Stabilization	<u>\$ 55,000.00</u>
	<b>\$173,500.00</b>

**V. Project Updates**

- a. Northwest Triangle – John McElligott appeared. His entity GJ Devers is proceeding with the option. He advised a number of his team were present including an architecture engineer and construction manager. He advised they are in negotiations with a large tenant. The RACP status

was discussed. They would like to plan on a Redevelopment Agreement. Frank Countess asked what the timeline is for the execution of the Redevelopment Agreement i.e. before or after the option expires. Mr. McElligott answered before the option expires, hopefully mid-July at the latest. Frank Countess moved to authorize staff to begin to negotiate terms of the Redevelopment Agreement to bring back to the Board. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5326

- b. 700 Block Chestnut Street Redevelopment – Habitat for Humanity Tammi Morris Executive Director appeared since her last meeting attendance they have obtained two parcels through private donations. They have proceeded with drawings, they are working on storm water management issues, and site probes. They still hope to break ground this summer. They hope to revitalize the entire area. They are hoping for 10-14 new homes but they also want to assess the neighbors across the street where there are 11 owner occupied homes. They would like to talk to these home owners who might need repairs. Some will be ADA units. Ms. Morris asked today for a renewal of the option or to go to the Redevelopment Agreement. In the past the Authority has done the option agreement and that works will for everyone. That way when a property is sold the deed is already in progress. She is willing to provide annual updates. Teen Vebares asked if Habitat would become responsible for the care of the parcels. She answered yes. Frank Countess asked if the whole timeline for the project is April 2021. She advised at the latest. Joyce Santiago moved to renew the option to April 15, 2020. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5327

## **VI. New Business/Action Items**

### **a. 468 W. Princess Street.**

This is a single family residence home. Jose Infante appeared and is offering \$1,500 for the property. Staff is proposing a sale. Joyce Santiago moved to authorize staff to negotiation a sales agreement with Mr. Infante under the terms as discussed. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5328

### **b. 700 W. Princess Street.**

The property has now been inspected and it passed. Teen Vebares moved to approve the sale under the existing terms. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5329

### **c. 515 Linden Avenue.**

Staff has negotiated a final \$50,000 cash payment and we are ready to proceed with the settlement. Frank Countess moved to approve the sale under these terms. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5330

**VII. Staff Report**

- a. *RDA 2018 Audit* – Staff discussed the progress with this.
- b. *Demo Slate* – Structural engineer reports has been provided for 6 properties. In addition staff advised that 249- 253 Roosevelt Ave properties are in active collapse. CDBG fund access is begin attempted.
- c. *Penn Market* – Was discussed.

Staff advised that there were two executive sessions between meetings. The first was on May 8; the Project Committee met on that date to discuss acquisitions and the sale of real estate. The second was on May 15; the Executive Committee discussed acquisition and the sale of real estate.

**VIII. Chairman's Report** - Nothing was reported.

The meeting adjourned at 4:32 p.m.