

The Redevelopment Authority of the City of York
Meeting Minutes
October 17, 2018

A duly advertised meeting of the Redevelopment Authority of the City of York was held on October 17, 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 4:05 p.m. Present were Teen Vebares and Frank Countess. Aaron Anderson was absent.

II. Public Comment— Mr. Bob Wood spoke about graffiti art at Penn Market and restrictions being placed on displays.

III. Minutes

Teen Vebares moved to approve the Minutes of September 19, 2018 as distributed. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5286

IV. Financial Report

General Fund Balance

RDA General Fund \$501,499.69

This includes ISRP Funds \$300,000 which are mostly pass-through funds.

CDBG Balances

Demolition	\$ 113,021.04
Acquisition	\$ 40,000.00
Stabilization	\$ 74,394.16
	\$227,415.20

V. New Business/Action Items

a. Hope Street Garden.

Anne Clark of Hope Street Learning Lab is requesting a one-year license agreement for Hope Street Garden. The properties are at 420, 422, 424, 428, 432, 436, 438 West Hope Street. They would like to eventually purchase these properties but understand that it would be best to get things started now as a license. Teen Vebares moved to approve a license agreement on the usual terms. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5287

b. 1 North George Street.

The Chairman advised that negotiations for buying and selling of this real estate was a matter for an Executive Session.

Mr. Sean Landis appeared and is requesting a Redevelopment Agreement for the property. Frank Countess moved to enter into such an agreement. Michael Black seconded. The motion passed 2-0. Teen Vebares abstained.

Resolution No. 5288

c. 208-236 North Beaver Street.

The Chairman advised that negotiations for buying and selling of this real estate was a matter for an Executive Session.

John McElligott of York Exponential appeared and he is requesting to add 208-236 North Beaver Street to the option agreement he was granted in August. Additionally he would like to acquire 246 North Beaver Street, which he understands is back on the market. He would also be requesting Lot 3. Dean Harrison appeared and requested that the Redevelopment Authority be the applicant for a RACP Grant. The developers offer a 1% fee for the service provided of being the recipient. The project will be done in two phases an innovation village where a visual display is shown, and there will be residential. They have formed a new LLC, JGDevers, LLC. which will be involved there as well. They are offering \$15,000 for the existing properties and are requesting to meet with staff to add the other properties. Teen Vebares moved to transfer the Option Agreement from York Exponential to JGDevers, LLC. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5289

It was then discussed that the existing option for the current properties was granted at the August meeting. Staff will negotiate adding a block phase of Beaver Street for Lot 3 and 208-236 N. Beaver Street into one complete option. This new option extension will mirror the original one which has 10 months left on it. Frank Countess moved to grant to extend the option for additional parcels at a price to be determined. The existing parcels being \$15,000 and authorizing staff to negotiate staff to initiate a price for 146 North Beaver and Lot 3. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5290

Frank Countess moved to approve the agreement with the developer whereby the RDA would be the recipient of the RACP Grant of which 1% would be received for its efforts. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5291

d. **612 West Market Street.**

Mr. Jamus Bryant is requesting a letter of approval for his development property which would be a conversion to a less dense multi-family use. Frank Countess moved to approve the letter of support. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5292

e. **600 South Pine Street, 630 South Pine Street, 245 E. Cottage Place.**

The Chairman advised that negotiations for buying and selling of this real estate was a matter for an Executive Session.

Mr. Robert Hobson of tide Rock Development LLC presented on behalf of 630 Pine Street LLC. they are requested a 12 month option for these properties for \$1,500.00. Teen Vebares moved to approve the option. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5293

VI. Staff Report

a. PuraFarms proposal for 200 North Broad Street is in the works, it has not been submitted yet.

VI. Chairman's Report

Chairman then announced that the Board would go into an Executive session to discuss litigation.

After the Executive Session concluded, Frank Countess moved to approve the execution of the Gearhart Settlement Agreement and Release conditioned on executed documents with 319 Chestnut LLC, Saddleback Properties LLC and Think Loud York LLC acceptable to the Solicitor and receipt of the funds identified for the down payment. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5294

Meeting adjourned at 5:27 p.m.