

**The Redevelopment Authority of the City of York**  
**Meeting Minutes**  
**August 21, 2019**

A duly advertised meeting of the Redevelopment Authority of the City of York was held on August 21, 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, Teen Vebares and Joyce Santiago.

**II. Public Comment - None.**

**III. Minutes**

Aaron Anderson moved to approve the Minutes of July 17, 2019 as distributed. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5339

**IV. Financial Report**

***CDBG Balances (2018)***

Demolition	\$ 0.00
Acquisition	\$ 40,000.00
Stabilization	\$ 23,305.50
	<b>\$ 63,305.50</b>

***CDBG 2019 Allocations***

Demolition	\$ 135,059.00
Acquisition	\$ 20,000.00
Stabilization	\$ 55,000.00
	<b>\$ 173,500.00</b>

Staff advised the 2019 Allocations should be coming in within the next week or two.

**V. Project Updates**

**VI. New Business/Action Items**

**a. Northwest Triangle.**

GJDevers is exercising its option and is here for an update. Staff has been working with the developer on a redevelopment agreement. John McElligott introduced Frank Dittenhafer of

Murphy & Dittenhafer Inc. He showed an overall master plan for the 5 parcels that included structures with phases. The innovation district for tenants and tenant profiles it will be a combination of life and work place on a campus. The buildings will be brick, glass and steel. Beaver Street site will have a mixed use building. The multipage, multi-slide presentation showed the existing plan, the history center contended well with it. The build out will be in 3 steps of 4-5 years. Phase one, building one, will be funded through their RACP Grant. This will be a 48,000 sq. ft., 4 floor building. Phase two, building two is 25,000 sq. ft. per floor and will be 9 levels with street level retail with office space above and 3-4 levels of housing. There will be structured parking with 100 spaces per level. Phase three, building three will be a 4-6 story structure customized to tenants, with a 2nd parking structure connected by a bridge. There is a Server Hub for utilities.

Kelli Peyton from Wagman spoke about the budget and the time line for the project. Joyce Santiago asked what housing is being contemplated. Mr. McElligott answered that the housing will be for people working there as well as others. He added he would love to add another bridge across the Codorus. Aaron Anderson stated that he thanked the developer for the master plan and asked what number of jobs are being anticipated. The answer was in the thousands. Michael Black asked about the History Center. Mr. McElligott answered that they will work with them. Rob Kinsley was there for the History Center stated they only need 1/10<sup>th</sup> of an acre. Teen Vebares asked in the year 2020 will shovels be in the ground. Mr. McElligott answered yes. Frank Countess asked if they were close to signing tenants up for leases. Mr. McElligott answered soon. They are working on securing Letters of Intent from tenants and continue to get inquiries about the space.

Staff is working through the RACP timeline and is working through compliances. Teen Vebares moved to authorize staff to enter into a redevelopment agreement. Staff advised the redevelopment agreement before the Board has two issues of discussion. Paragraph 9(g) the History Center language may need to be revised and Paragraph 8(d) the incentive for hiring minority women and veterans may also need to be revised. Frank Countess asked if the timeline of 9 months until starting construction is solid. The agreement states 9 months and if they do not start in 9 months it will be a breach of the contract. Staff agrees that is the case and the decision will be up to the Board at that point. Frank Countess seconded the motion. The motion passed unanimously.

Resolution No. 5340

**b. 515 Linden Avenue.**

Aaron Anderson moved to consent to the mortgage on the property. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5341

**c. 200 N. Broad / 308 S George Street.**

1740X LLC is requesting Option Agreement for 6 months. They are offering \$500.00 each for the options. 308 S. George Street would be residential, there is an engineering report available for review. 200 N. Board is the old Grapples property and is vacant land at this point. Teen Vebares asked if this would be separate motions and separate transactions. The answer was yes. Frank Countess asked developers experience. Staff advised there are 11 investors involved in this LLC. Separately the investors have experience on their own. Teen Vebares

stated that 308 S. George was requested previously by a builder and the Board said no because it wanted a bigger vision. Frank Countess stated that he thought the option price was rather small and what was the reason for that. Staff advised it was a small price but the sales prices would be negotiated later. Staff is working on developing a formula for option prices with various factors. The 6 month period is not too long for a due diligence period. There are 4 parcels involved in this overall area, 308 S George St, 312 S. George St, 324 S. George St and 326 S. George St. The developer advised he is willing to discuss the other parcels and perhaps add them to the option. Michael Black asked if we should table the motion for a month. Aaron Anderson advised the developer that the Board would like to do all parcels at the same time. Aaron Anderson moved to authorize staff to negotiate an agreement and to enter into an option agreement with the developer for 308, 312, 324 and 326 S. George Street. The Mayor stated based on the history of the Redevelopment Authority it does two things. First it redevelops properties and second it eradicate blight and he would like to see housing and retail maximized as well as improvement of tax revenue. The property at 308 S. George is almost half a block long and is close to downtown which makes it an important property. Staff advised it is working on plans for public awareness of the Authority, what properties are available and how to go about obtaining them and building. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5342

Frank Countess moved to approve the option for 200 N. Broad Street under the terms stated. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5343

**d. 554, 556, 558 Salem Avenue.**

Staff advised a letter of termination was written to the developer Carla Harrison d/b/a CAS Group. The developer would like to enter into a new redevelopment agreement. Pictures will be shown, negotiations will be undertaken. The property will be a childcare facility. Michael Black asked about finances and the developers' ability to do it. Staff advised they are getting updated information. Michael Black advised he is uncomfortable going into this without obtaining the evidence first. Joyce Sanitago asked what the reasons why the project didn't move forward were. Staff advised there will personnel issues. Aaron Anderson asked when the original agreement was. Staff advised 2018, it has been 15 months. In June staff reached out. Teen Vebares asked why staff is seeking approval. Staff advised information has been provided there was an issue of communication with previous staff. The developer has an electrician ready to do work but no permits have been obtained and staff is waited for a source of funding. Mr. Yost appeared and he advised that he is aware of the developer and the project. He said if there were some issues with communications with the previous staff the developer has done other buildings and does good work. The delay should not all be attributed to the developer. Aaron Anderson moved to authorize staff to negotiate terms for an agreement with the developer. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5344

**e. 468 W. Princess Street.**

Staff has now negotiated a deal with the terms for the redevelopment agreement. They are ready to start in 3 months and finishes in 12 months. The Mayor stated this property is causing damage to building next door and is hoping the transaction will not affect any insurance claim. Staff advised that QDOT has inspected the property and the inspection report is part of the agreement. The developer is aware of the neighboring problem. Teen Vebares moved to approve the redevelopment agreement. Aaron Anderson seconded. Teen Vebares asked if the developer was experienced. Staff advised that it was. The motion passed unanimously.

Resolution No. 5345

**f. RDA HOME Account.**

Three checks were deposited into the Homeowners Maximizing Equity account in 2004 totaling \$40,000.00. At this point with interest the fund now has \$45,295.00 in it. Aaron Anderson moved to close the account. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5346

**g. Transfer of funds.**

Staff is requesting to transfer three funds to the General Fund. Approximately \$50,000.00 from M&T Vendor Rent account, \$10,000 from RDA Parking Revenue account, and \$45,295.00 from the RDA HOME account. Teen Vebares moved to authorize staff to transfer these funds to the general fund. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5347

**VI. Staff Report**

The staff is working on a website improvement for the public information. Staff is also working on opportunity zone funds. Staff is working with the health department to provide funds to Penn Market.

Tom Englerth appeared on behalf of the York County History Center. He thanks the Board for its involvement with the Northwest Triangle and its willingness to work with the History Center. The History Center is submitting a grant application in 5 days and if there is not going to be a signed agreement they are asking for a letter that the matter is going forward. Staff advised that this will be done.

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

The meeting adjourned at 5:21 p.m.