

The Redevelopment Authority of the City of York
Meeting Minutes
December 18, 2019

A duly advertised meeting of the Redevelopment Authority of the City of York was held on December 18, 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 4:00 p.m. Present were Aaron Anderson, Frank Countess, Teen Vebares and Joyce Santiago.

II. Public Comment - None.

III. Minutes

Joyce Santiago moved to approve the Minutes of November 20, 2019 as distributed. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5364

IV. Financial Report

The balance sheet and the profit and loss statements were distributed.

General Balance Fund

\$202,107.95

CDBG 2019 Balances

Demolition	\$ 57,274.04
Acquisition	\$ 60,000.00
Stabilization	<u>\$ 66,108.50</u>
	\$183,754.54

Staff has advised they are looking at a total demolition expense for 2019 at \$110,601.00. Staff advised that the total stabilization expense for 2019 was \$24,498.48.

V. Project Updates

- a. Settlement occurred at 442 S. Duke Street with Santa Meija. She has already completed the work and has a certificate of occupancy.
- b. E. Princess and S. Howard Street settlements with Royal Square will occur on December 20, 2019.
- c. 218 E. Liberty Court is ready for settlement with the Community Progress Counsel and being scheduled likely in January.

- d. Space 300 N. State Street – Check has been received for the Authority’s proceeds. After settlement construction is ongoing. There will be a ground breaking in the spring when the weather is more appropriate.

VI. New Business/Action Items

a. Penn Street Market.

In December 2020 the Next Move Marketing contract expires. Staff is recommending a 90 day notice of termination. If the Notice goes out now then the termination is expected to be March 31, 2020. Staff advised that work could be better. There is delinquent rent and more tenants in the building are needed. Staff is looking at a new liaison with grocery experience and could keep up with tenant issues. Joyce Santiago asked about the cost of the new company verses the old company. Michael Black advised that the committee met and is satisfied with the cost comparison. Teen Vebares moved to authorize staff to extend the 90 day termination notice to Next Move Marketing. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5365

b. 2020 Board Meetings.

Staff is proposing to keep them on the 3rd Wednesday of each month at 4:00 p.m. Frank Countess moved to approved advertising of the meetings on those terms. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5366

VI. Staff Report

- a. *Northwest Triangle* - Staff met with NWT developer. The developer will be bringing more people on board. Pennsylvania is extending the RACP grant deadline to May 28, 2020. Staff still needs financial information under the existing agreement by December 31, 2019. Frank Countess asked the status of any leases or notice of intent to lease. Staff advised the developer claims lenders are being consulted. Frank Countess asked how close they are to providing leases. Staff advised that nothing is imminent. Potential names are being discussed privately.
- b. *120 N. Richland* – Staff made changes to the contract a week ago and the developers’ attorney has it. Habitat will be moving out February 28, 2020. Settlement will be delayed until after that date. Although demolition could come sooner. New locks have been installed. Staff and the developer are keeping an eye on the property. Teen Vebares asked about a fence. Staff advised that a fence is part of the demolition plan. There will not be any action allowed until there is a signed contract. Michael Black asked if the clock does not run until there is a signed contract. Staff advised, that is the case.
- c. *1 North George Street* – Staff met with the Landis brothers. They are getting close to closing the funding cap. They have met with a real estate broker who advises they are dropping the price for the existing parcel to move forward with the sale.

- d. *Simon Camera/600 630 S. Pine and 245 E. Cottage Place* – There is a new entity that wishes to request an option. They have in mind multiple uses for the property. The developer however has no experience and staff is not proposing an option at this time but simply letting them into the property to see it for a 6 month period. Due diligence can occur on those terms. The Redevelopment Authority will agree not to sell it to anybody but if there is a proposal that comes in, this new potential developer will be appraised of the situation.
- e. *KIVA loan* – Microenterprise loan program. Historically the repayment percentage is very high. Staff is contacting the York County Community Foundation for possibly maintenance and administrative costs from them and from M&T Bank. January 23, 2020 there will be a public announcement of the program. The maximum amount of any loans at one time will be \$10,000.00.

Frank Countess asked about the AV status whereby staff could show the Board and the public pictures of any properties. The staff advised this will happen in January.

VIII. Chairman's Report - Nothing was reported.

The meeting adjourned at 4:20 p.m.