

The Redevelopment Authority of the City of York
Meeting Minutes
July 17, 2019

A duly advertised meeting of the Redevelopment Authority of the City of York was held on July 17, 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 4:03 p.m. Present were Aaron Anderson, Frank Countess and Joyca Santiago. Teen Vebares was absent.

II. Public Comment - None.

III. Minutes

Aaron Anderson moved to approve the Minutes of June 19, 2019 as distributed. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5336

IV. Financial Report

Balance sheet was sent out by staff.

General Fund Balance

RDA General Fund \$37,582.00

CDBG Balances (2018)

Demolition	\$ 0
Acquisition	\$ 40,000.00
Stabilization	<u>\$ 21,140.50</u>
	\$ 61,140.50

CDBG 2019 Allocations – Staff understand these funds will come in September or October.

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

V. Project Updates

- a. Northwest Triangle – Staff is still working on a Redevelopment Agreement. The option expires on August 20, 2019, a day before the August RDA meeting. A redlined version has been sent out. The project committee is meeting a week prior to the RDA meeting. A RACP grant of 6 Million dollars was discussed. It requires at least 50% of the funds in hand, either committed by a lender or an investor. This should be a matter of discussion at the August meeting. Frank

Countess asked if the project costs were finalized. Staff advised that Wagman Construction is the project manager and the architectural design has been discussed at 48,000 square feet but may be up to 60,000 square feet.

- b. West Hope Avenue: Bobbie’s Place Project. This is currently undergoing a management change. There are five properties that staff is waiting for the Redevelopment Agreement to be finalized. The matter is tentatively on hold.
- c. 120 N. Richland Ave – Staff met with a potential developer and information has been given to him. He is now working on a proposal. Aaron Anderson asked about environmental problems. Staff advised that lead and asbestos is onsite but not in the soil. Frank Countess asked if the developer knew there was a limited timeline. Staff advise yes. The Mayor said the property needs to be secured.

VI. New Business/Action Items

a. **385 Lexington Street.**

The agreement with Elmo el Asari was entered into in 2014. He and his wife have been written to without response. Staff is recommending a termination of the agreement because no visible work has been done in years. Joyce Santiago moved to terminate the agreement. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5337

b. **115 Rathton Road.**

This property is blighted and there have been many complaints from the neighbors. Frank Countess moved to certify the property as blighted and proceed with condemnation after staff is directed to contact the family, perhaps the son, within a week. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5338

VII. Staff Report

- a. *Penn Market* – The market liaison is working on grants. Market vendors are in discussion. A plan is being developed which will include an exit strategy for the Authority.
- b. *Blight Update* – There are 62 properties on the blight list. Some as old as April 2018. Not all have been to the board. The status is being investigated.
- c. *List of properties in transit* – Agreements in varying stages. Staff is working on making the list current. Michael Black asked if Rock Real Estate is working on anything. Staff said they will look at it, they believe Rock was just a marketing proposal.

VIII. Chairman’s Report - Nothing was reported.

The meeting adjourned at 4:27 p.m.