

The Redevelopment Authority of the City of York
Meeting Minutes
June 19, 2019

A duly advertised meeting of the Redevelopment Authority of the City of York was held on June 19, 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 4:03 p.m. Present were Frank Countess and Joyce Santiago. Michael Black and Teen Vebares were absent.

II. Public Comment

Jane Heller spoke about Locust Street. The Authority owns 315 E. Locust St. (parking lot).

III. Minutes

Frank Countess moved to approve the Minutes of May 15, 2019 as distributed. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5331

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.

General Fund Balance

RDA General Fund \$59,875.97

CDBG Balances (2018)

Demolition	\$ 0
Acquisition	\$ 40,000.00
Stabilization	<u>\$ 23,475.50</u>
	\$63,475.50

2019 CDBG allocations are expected to arrive in September.

V. Project Updates

- a. Northwest Triangle – Staff is working with the developer. They're working on a RACP application and the developer advises that there are some possible tenants.

- b. West Hope Avenue: Bobbie’s Place Project. The staff advised that the sale of the first property will happen fairly soon.
- c. Roosevelt Avenue TV – This was a question from Frank Countess asking about the status. The RDA owns 249 Roosevelt, 251 and 253 are privately owned. The city codes department ordered the demolition of these buildings. CDBG funds were used on an emergency basis. Pennsylvania Historical Commission approval was obtained for the demolition. Prices were obtained. The Fire Department had all the utilities cut off. The total for all three is \$73,000.00. A breakdown of each property is available so that the individual demolitions of the private properties can be sought from the owners.

VI. New Business/Action Items

a. 717-719 W. Clarke Avenue.

Mr. Mauricio Hernandez who owns 721 W. Clarke Avenue is asking to purchase these properties for \$1,000.00. They are two vacant lots which were at one point community gardens. Frank Countess moved to approve the sale. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5332

b. 39 Jefferson Avenue.

The owner is requesting to extend the redevelopment agreement until December 13, 2019. A progress report will be required no later than November 20, 2019. Joyce Santiago moved to approve the extension of the redevelopment agreement on those terms. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5333

c. 594-596 W. Princess Street (Gus’ Bar).

There is a property management agreement with the York Area Housing Group. The agreement should be extended. The decision was made to table this until the next meeting.

d. RACP Application Authorization.

An application with developer GJDevers is being worked on. Then a cooperation agreement will be entered into. Frank Countess moved to approve the RACP application submission. Joyce Santiago seconded. The status of the redevelopment agreement was discussed. The Mayor advised that the city involvement requires the 1% fee to go to the city because the \$60,000.00 is being used to pay staff. The motion passed unanimously.

Resolution No. 5334

e. Close and consolidate bank accounts.

Staff is requesting to close three bank accounts at FNB Bank and transfer the funds to the general fund account at FNB Bank. Joyce Santiago moved to approve the closure of account no. xxx8318 which has a balance of \$158.99, account no. xxx0718 which has a balance of \$624.52 and account no. xxx8326 which has a balance of \$48.74. Frank Countess seconded. The motion passed unanimously.

VII. Staff Report

- a. *RDA Audit* – Audit work for 2017 and 2018 continues.
- b. *Penn Market* – There is a new vendor being signed up and staff is looking for grants. The Mayor advised he would like information from the Authority as to what properties it wants to manage and not manage. Studies will need to be involved for the future of the Market.
- c. *RDA Strategic Plan* - Staff is reviewing the plan. The Committee structure will have to be implemented. Aaron Anderson advised that under the Strategic Plan the alignment of the Authority, Board, staff and the City is needed for clarity purposes.
- d. *Blight Update* – There are 62 properties on various stages of the process.

VIII. Chairman's Report - Nothing was reported.

The meeting adjourned at 4:38 p.m.