

**The Redevelopment Authority of the City of York**  
**Meeting Minutes**  
**November 20, 2019**

A duly advertised meeting of the Redevelopment Authority of the City of York was held on November 20, 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 4:04 p.m. Present were Frank Countess, Teen Vebares and Joyce Santiago.

**II. Public Comment - None.**

**III. Minutes**

Teen Vebares moved to approve the Minutes of October 16, 2019 as distributed. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5359

**IV. Financial Report**

Staff distributed a balance sheet as well as a Profit and Loss Statement.

***General Balance Fund***

\$9,984.60

***CDBG 2019 Balances***

Demolition	\$ 57,274.00
Acquisition	\$ 60,000.00
Stabilization	<u>\$ 74,545.50</u>
	<b>\$ 192,119.54</b>

Further plans for demolition funds are being discussed.

**V. Project Updates**

- a. Penn Market – Staff is working with a liaison to collect delinquent rents and communicate concerns of the Board. Staff hopes for resolution by the end of the year. Joyce Santiago asked what the delinquency rate was. Staff advised that some tenants are 8 months behind in rent.
- b. Habitat – Prospect Street settled November 8, 2019.
- c. Crispus Attucks – Queen Street and Boundary Avenue properties settled November 7, 2019.

- d. 120 N. Richland – Staff advise they are waiting for the contract to be signed and returned possibly with a revision. Securing the property is important as well as the demolition. Frank Countess advised his concern about securing the property. There are health risks involved. This has been going on for some time. A reasonable timeline is required. He asked if 90 days is now more than enough from the original discussion. Michael Black agreed that if this can't be done by the developer perhaps stabilization funds are available. Frank Countess advised that if the Authority does use its own fund we should renegotiate the transaction and bill the developer for the costs. The current situation is not acceptable.
- e. 115 Rathon Road – The property has been posted effectuating service of the declaration of taking.
- f. 442 S. Duke Street – Certificate of Occupancy was issued.
- g. 710 W. Mason Street – Certificate of Occupancy was issued.

Frank Countess said perhaps some photo projections of future properties could be utilized at future meetings. The Committee Meetings show them by photo projection and it would be helpful to Board Members as well as any audience members to observe the properties

**VI. New Business/Action Items**

**a. 594-596 W. Princess Street.**

Michael Black moved to terminate the agreement with York Area Housing Group. Teen Vebares seconded. The motion passed 2 to 0. Joyce Santiago and Frank Countess abstained. Mayor Helfrich asked who would manage the rent after this. Staff advised there is a property maintenance company involved and they will assist staff in this regard.

Resolution No. 5360

**b. Cottage Hill Garden – 343-351 Cottage Hill Road.**

This is a community garden which has been approved with solar panels and signs. They are requesting to extend the license for one year from today. Frank Countess moved to approve the license extension for one year. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5361

**c. Hope Street Garden – 420-438 West Hope Avenue.**

Lincoln Charter School and Hope Street Gardens are requesting a one year license from November 1, 2019. Teen Vebares moved to approve a license on those terms. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5362

**d. Miss Bobby's Place – 463-477 W. Hope Avenue.**

They had been aligned with Life Path Ministry; that is no longer the case. They have formed a new non-profit entity. They are proposing \$1,500.00 per structured parcel. There are 6 parcels total. They also agree to pay a PILOT payment (in lieu of taxes) of \$400.00 a year. Frank Countess moved to authorize staff to negotiate and enter into a Redevelopment Agreement on those terms. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5363

**e. 630 South Pine Street Partners – 600-630 S. Pine, 245 Cottage Place & 613-617 Susquehanna Ave.**

Extensions have been given for this project. The developer now wants to extend the option for one year at no cost. The Chairman asked for any motions on the subject. No motion was made and the matter is thus concluded.

**VI. Staff Report**

None.

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

The meeting adjourned at 4:30 p.m.