

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

A duly advertised meeting of the Redevelopment Authority of the City of York was held on September 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**

Aaron Anderson moved to approve the Minutes of August 21, 2019 as distributed. Joyce Sanitago seconded. The motion passed unanimously.

Resolution No. 5348

**IV. Financial Report**

A detailed balance sheet was provided by staff.

***General Balance Fund***

\$17,991.78

***CDBG Allocations*** (Which are in the process of being delivered)

Demolition	\$ 57,574.04
Acquisition	\$ 60,000.00
Stabilization	<u>\$ 75,545.00</u>
	<b>\$ 192,119.04</b>

Michael Black asked about the status of the banking authorizations and the bank accounts. Staff said they are making process but the regulations require all signatories to be present at the bank.

**V. Project Updates** – Staff advised there are none beyond what is on the agenda.

**VI. New Business/Action Items**

**a. Crispus Attucks. 600-602 S. Queen Street/ 186 E. Boundary Avenue.**

Crispus Attucks would like to exercise their option. They have paid a \$1,000.00 option fee. The overall sales price is \$2,000.00 for which the option fee is to be credited. Therefore, \$1,000.00 is owed at the time of the sale, plus recording costs. Edwina Washington of Crispus

Attucks said she is looking forward to pursuing the project. The project will be redeveloping the parcels into a 4-5 bedroom handicapped accessible single family rental unit. It will be in partnership with Crispus Attucks Charter School. They will continue their efforts to stabilizing, beautifying and meeting the needs of the community while allowing students to gain increased knowledge of construction skills, engagement in construction training and gaining HPI-packed certification. Aaron Anderson moved to sell the property on those terms. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5349

**b. Royal Square Development & Construction (RSDC).**

An option agreement was entered into in July 2018. It was signed in October 2018. The option was for a year they would like exercise the option now. The price for the parcels will be \$61,500.00. The parcels are 117-119, 121, 127, 129 E. Princess Street and 148 S. Howard Street. They are requesting that the sales agreement be assigned to the RSDC's affiliated real estate entity, SCPii, LLC. Teen Vebares moved to approve the transaction under those terms. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5350

**c. Royal Square Development & Construction (RSDC).**

There are 6 properties on the south side of Princess Street near Lot 11. There are all vacant parcels. Royal Square is offering \$1,500.00 for all of them. Royal Square owns 130 and 132 E. Princess. The intent is to have these lots for yards and greenspace. Dylan Bauer appeared and said they do not believe there is much use for these properties. Staff advised that the Authority purchased most of these lots in July 2010. Although some were back in 1974 and others in 2003. The total purchase expenditures on all of them is \$18,301.00. The assessed value for all of them is \$31,000.00 which translates to a tax liability of \$1,800.00 a year for all parcels. Frank Countess expressed concerns about what might be possible for uses in this area. He suggested that Lot 11 may at some point get developed. He asked if this is an Opportunity Zone. The answer was no. The Mayor appeared and advised in 2017 a study was done for this area and he suggested that should be reviewed. Teen Vebares confirmed that he believes that study was done by JMT. Michael Black called for a motion to authorize the sale to SCPii, LLC on the terms proposed. There was no response. Nothing is moving forward at this time.

**d. 120 N. Richland Avenue.**

Staff advised this is the Manna Pro Feed Mill. Matthew Bupp wants to acquire all the parcels and do a partial demolition. A phase sketch has been provided. The property needs to be made safe for the public. He proposes that 10,000 sq. ft. would be available for lease to the public within 36 months of the transaction. These plans may change. The proposals would be for office, retail and commercial. Staff advised there is consideration of a Turkey Hill going in the old Print-O-Stat property. There are no grants available at this time under the ISRP program. The property is a liability for the Authority right now. The Authority would like Mr. Bupp to proceed as soon as possible. An updated demolition plan is required. Aaron Anderson noted that there are no engineering reports provided in the materials. The Mayor appeared and stated something needs to be done with this property. It needs to be developed into an end use.

Right now it is obligation to the RDA. Mr. Bupp has advised him that there is equipment there to start the demolition. Teen Vebares stated that the Authority needs to make sure there are safety measures in place to take the tower down first. Teen Vebares moved to authorize staff to negotiate the terms and enter into a sales agreement with Mr. Bupp for a consideration of \$1.00, plus demolition costs for the property in question. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5351

**e. RDA Fee Schedule.**

Staff wants something on the record, even if it is a price that can be negotiated. Staff is proposing that all options start at \$1,500.00. That amount is the same amount that the York County Tax Claim Bureau through the Repository Program uses. The Authority can modify it depending on the properties and the circumstances. The Authority owns 164 properties at present. Joyce Santiago moved to authorize staff to set fees and except offers starting at \$1,500.00 per parcel with the Board reserving the right to negotiate fees and offers as necessary. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5352

**f. God's Garden/ Church and Court St .**

Ms. Annalisa Gojmerac of York College is requesting access to the Authority's garden lots at the intersections of Court Street and E. Church Avenue. There is a sign there identifying the parcel as God's Garden. She is proposing a garden clean up with about 20 York College students on September 28, 2019 from 12 pm – 3 pm to remove debris and weeds and prepare planting beds for spring. The college will be insuring the students during the clean-up. Ms. Gojmerac spoke that if no one wants it next year she will consider taking over this garden, along with others but right now she has no funding. Maybe bulbs can be planted sometime in the future but not at present. Frank Countess moved to authorize staff to grant access to Ms. Gojmerac and York College to clean and revive the parcels on September 28 from 12 noon until 3 pm. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5353

**VI. Staff Report – None.**

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

The meeting adjourned at 4:42 p.m.