

The Redevelopment Authority of the City of York
Meeting Minutes
July 15, 2020

A duly advertised meeting of the Redevelopment Authority of the City of York was held on July 15, 2020 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. He was present by telephone. Also participating by telephone was Aaron Anderson. Present were Teen Vebares, and Joyce Santiago. Frank Countess was absent.

II. Public Comment

- a. Demolition Bid Openings for 254 S. Queen Street and 282 Cottage Hill Road.
Staff opened three bids.
1. Farhat Excavating LLC of Duncannon, PA \$189,000.00
 2. Yannuzzi Group Inc. of New Jersey for \$94,000.00
 3. Ben Washington of York, PA for \$180,000.00

Staff advised it will review the bids and provide additional information at a future date.

III. Minutes

The Minutes of February 15, 2020 will be reviewed at the next meeting.

IV. Financial Report

General Balance Fund

\$198,538.30

CDBG Balances

Demolition	\$
Acquisition	\$
Stabilization	\$
	\$

V. Project Updates

- a. Settlement on 218 Liberty Court being conveyed to Community Progress Council occurred on January 17, 2020.

VI. Ratifications due to COVID-19

The following items were considered

- a. **Northwest Triangle Redevelopment Agreement** - Amended Agreement
- b. **God's Garden License Agreement** - Grant a one-year license agreement to York Fresh Foods Farm to operate and manage a community garden at Church and Court Streets.
- c. **319 Chestnut Street/ United Fiber and Data** - Accept the amended default settlement agreement and note memorializing the revised payment terms.
- d. **Fresh Food Fund** - Loan guarantee agreement for Fig and Barrel and Handsome Cab for interest during pandemic.
- e. **Hope Street Garden** - Grant a 5-year license agreement to Hope Street Garden for outdoor learning lab and community garden, to run concurrently with the current one year lease agreement which is currently in place until November 2020.
- f. **Vacant Property Review** - Appointment of Joyce Santiago to fill the seat of RDA representative.

Teen Vebares moved to approve all the items in a consent motion. Michael Black seconded. The motion passed unanimously.

Resolution No. 5372

VII. Action Items

- a. **Simon Camera – 600-630 South Pine Street/ 245 E. Cottage Place.**

Misters Lambert and Daniels have undertaken their due diligence and have engaged an architect and an engineer. They are requesting a 6 month option to run until December 20, 2020, at a cost of \$1,500.00. The eventual sales price for the properties will be negotiated. Michael Black moved to approve the option extension on those terms. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5373

- b. **323 Lindberg Avenue.**

This property has already been certified and blighted by Vacant Property Review Committee. It has been boarded up but it continues to run into problems. Joyce Santiago moved to approve the blight certification and authorize staff to undertake eminent domain. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5374

c. 330, 332, 334 South Duke Street.

Ms. Katy Motter and her partner are requesting to rehabilitate these properties into single-family home and rental properties. They are offering \$7,500.00 and have undertaken significant efforts in proving to staff they are ready to do the project. Teen Vebares moved to approve the sale on those terms. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5375

d. 526 South Duke Street.

Crispus Attucks would like this parcel to expand an existing pocket park at 524 South Duke Street. They are asking to purchase for a discount. Staff advised it has an offer from another party at \$7,500.00. The Authority has \$10,500.00 in costs thus far. Teen Vebares moved to approve to the sale to Crispus Attucks for \$7,500.00. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5376

e. North Broad Street/ Graybill 1740X.

1740X is requesting a 6 month extension, or a renewal of the option for the property at 200 N. Broad for \$500.00. They have met with D.E.P. and have developed a preliminary sketch. Staff is not aware of any other efforts. Teen Vebares moved to authorize a 6 month extension from July 15, 2020 for \$500.00. Michael Black seconded. The motion passed unanimously.

Resolution No. 5377

f. RDA Board Term Renewal.

Joyce Santiago moved to continue with Michael Black as Chairman. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5378

g. DCED Blight Grant.

Staff is working with DCED. Joyce Santiago moved to authorize staff to apply for a grant with DCED. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5379

h. Redevelopment Authority Annual Meeting.

Aaron Anderson moved to reschedule it to the August 19, 2020 meeting. Michael Black seconded. The motion passed unanimously.

Resolution No. 5380

i. Acquisitions.

a. The York County Land Bank can purchase properties for the RDA at the Judicial Free and Clear sale at the August 2020 sale date. The following 5 properties have some interest.

1. 251 Kings Mills Road
2. 352 N. Newberry Street
3. 253 Roosevelt Avenue
4. 116 Lafayette Street
5. 335 S. Penn Street

Teen Vebares moved to authorize staff to negotiation with the York County Land Bank for purchase of these parcels. Joyce Santiago seconded. The motion passed 3 to 0. Michael Black abstained.

Resolution No. 5381

b. County Repository List

1. 142 S. Pershing Avenue - vacant
2. 127 N. West Street – vacant lot

Michael Black moved to authorize staff to acquire them from the County. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5382

j. 221-223 South Hartley Street.

Ms. Ingres Morel appeared. She is ready to rehabilitate these properties.

k. 450 Wallace Street.

Ms. Ingres Morel and her brother own this property. They are willing to sell it to the RDA for \$25,000.00. The Authority can demolish all three structures: 450, 452, 454 Wallace Street which are all in very bad shape. Michael Black asked about their ability to rehabilitate. Staff advised yes they are capable, and getting this property and having them rehabilitate the others on Hartley is a good package. Michael Black moved to sell 221-223 Hartley to Ms. Morel. She will pay all costs. Teen Vebares moved to purchase 440 Wallace for \$25,000.00. Michael Black seconded. The motion passed unanimously.

Resolution No. 5383

VI. Staff Report

- a.** Miss Bobbi's place is having a groundbreaking. Information will be sent out.
- b.** Incremental Development Alliance is being discussed. More information will be provide in August

VIII. Chairman's Report - Nothing was reported.

The meeting adjourned at 4:40 p.m.