

The Redevelopment Authority of the City of York
Meeting Minutes
June 16, 2021

A duly advertised meeting of the Redevelopment Authority of the City of York was held on June 16, 2021 at 101 S. George Street, City Council Chambers, York, PA 17401. The meeting was open to the public via Zoom invitation.

I. Call to Order/Welcome

Aaron Anderson called the meeting to order at 4:06 p.m. Present were Teen Vebares, Frank Countess and Joyce Santiago. Michael Black was absent.

II. Public Comment

Jason Herrold stated he made an offer on 115 Rathon Road and he has questions. Staff advised that item is on the agenda and will be discussed.

III. Minutes

Joyce Santiago moved to approve the Minutes of May 19, 2021 as distributed. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5419

IV. Financial Report

A Profit and Loss Statement and Cash Position Statement (with comparison) were distributed by staff.

General Balance Fund,

\$210,993.91

CDBG Balances,

Demolition	\$ 143,213.87
Acquisition	\$ 51,160.68
Stabilization	<u>\$ 73,067.78</u>
	\$ 319,073.70

V. Project Updates

a. Northwest Triangle –

John McElligott stated the RACP extension must be discussed. As part of a public private partnership, he is suggesting a transferring of the RACP to or with OHUB.

Staff (Blanda Nace) stated there are still unanswered questions. A revision to the letter is needed. A public private partnership for Phase I is problematic especially if the land has to be used as a match. It would be ill advised to transfer RDA land to an outside entity, even a partnership. He is suggesting a Steering Committee to assist with this project's development. A draft resolution was distributed. The Steering Committee could review adjacent developments. He is in the process of drafting a list of skillsets for possible members.

Rodney Sampson said more people around the table could be helpful. He is attending an event in New Orleans.

Bob Geolas stated he is looking forward to continuing with this project.

John McElligott stated he hopes to get people more experienced with this idea of development.

Joe Wagman had a question about the resolution. He said we already know what we want to do. The resolution seems different.

Aaron Anderson stated an RDA Steering Committee might be a better plan.

Staff (Blanda Nace) said we can try to get a bigger vision than 4 parcels. Create a HUB for an Innovation District.

John McElligott suggested perhaps a smaller group.

Aaron Anderson said the goal is not bureaucracy. Perhaps there could be sub-groups.

Rodney Sampson suggested if branding could get started that might engender questions and interest.

The Board tabled the resolution.

- b. Miss Bobbi's Place -
Staff (Sharee McFadden) provided an update.

VI. Action Items

a.-e. Blight.

Five properties have been certified as blighted by the Planning Commission and the Vacant Property Review Committee and are ready for action by the RDA.

They are: 30 South Howard Street
52 South Pershing Avenue
701-703 Prospect
570 Company Street
302 S. Penn Street

Joyce Santiago moved to certify them as blighted and authorize the filing of Declarations of Taking. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5420

f. 335 S. Penn Street.

Randy and Haley Durkee wish to create an LLC and have it be the developer. Teen Vebares moved to approve modifying Resolution 5411 to change the developers to Cedar Hill Property Services, LLC. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5421

g. 221-223 S. Hartley Street.

Ingres Morel has concluded the work and a certificate of occupancy has been issued. Teen Vebares moved to approve finalization of this transaction with a deed and certificated of completion if needed. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5422

h. 115 Rathton Road.

Ray and Nikki McGettigan have offered \$70,000.00 for the property. It will be owner occupied by them. Teen Vebares moved to approve the transaction. Joyce Santiago seconded.

Discussions.

Jason Herrold stated he offered \$80,017.00. He asked if there is any stipulation as to the other party staying on the property.

Staff advised that the deed requires that a start of construction within three (3) months and finishing in twelve (12) months are the only conditions.

Jason Herrold said you are leaving money on the table.

Frank Countess said that is a legitimate concern.

Steven Brown said his offer of \$47,000.00 was negotiable. The property would be for his daughter. He has lived in his neighborhood since 1979.

Staff (Sharee McFadden) stated the RDA proposals are reviewed by Staff and the Project Committee. These proposals were vetted.

Jason Herrold said I can finish the renovations in 6 months and get it taxed more quickly.

Aaron Anderson stated we have to deal with what the Project Committee submitted.

Frank Countess asked if Mr. Herrold was going to rent or sell.

Jason Herrold replied it would not be a rental. The result would be a \$230,000.00-\$240,000.00 value as owner occupied.

Steven Brown said my price is negotiable. Frank Countess said we need bids not “negotiable” – best and final offer. Staff (Sharee McFadden) said the terms of the are not to be negotiated.

Aaron Anderson called for a vote. Aaron Anderson – Aye. Joyce Santiago – Aye.

Frank Countess – No, Jason Herrold will be able to finish expeditiously.

Nikki and Ray McGettigan applied. She was born and raised in the City. Their kids are in school here. This home suits us. Ray stated he works for the City which has a residency requirement.

Staff (Sharee McFadden) stated the Committee did not request additional information.

Frank Countess asked if it could be re-bid.

Staff (Blanda Nace) discussed the Committee process. There is a history of desired criteria – with owner occupied at the top. This couple was selected. All the budgets were ok. The City employment did not come in to play at all. The income is good.

Jason Herrold stated he does quality work.

The Committee reviewed it.

Teen Vebares stated, first – the application we saw did not have City employment on it and second the bid is always the best offer. There is no negotiating involved. His vote is – Aye.

Aaron Anderson announced the Motion passes 3-1.

Resolution No. 5423

VII. Staff Report

None.

VIII. Chairman's Report

None.

The meeting adjourned at 5:13 p.m.