

REDEVELOPMENT AUTHORITY OF THE COUNTY OF YORK
MEETING MINUTES
January 9, 2019

The meeting was held Wednesday, January 9, 2019 for the Redevelopment Authority of the County of York, at the York County Economic Alliance, 144 Roosevelt Ave., York, pursuant to notice.

The following Authority members were in attendance: Tom Englerth, Phillip Briddell, Scott Thompson, Heidi Hormel and Jose Santiago, representing a quorum.

Ron Hershner, Esq., legal counsel; and the following members of the York County Economic Alliance staff were also in attendance: Blanda Nace, Director, Strategic Development; Kenetha Hansen, Director, Economic Development and Financing; Nancy Barry, Vice President, Operations and CFO; and Lauren Gross, Manager, Administration.

Also present: Jordan Ilyes

CALL TO ORDER

Chairman Tom Englerth called the meeting to order at 8:13 a.m.

COMMENTS FROM THE PUBLIC

There were no questions or comments from the public.

KEYSTONE KIDSPACE

Ms. Hansen reviewed the requirements that Keystone Kidspace will have to meet to satisfy the RACP grant requirements. Keystone Kidspace must have rights in the property through ownership or a lease. RACY owns the property under a Development Agreement. In order to enter into a Lease the Development Agreement would need to be amended.

After discussion by the Authority members, Ms. Hormel made a motion, properly seconded by Mr. Thompson, that the Authority and Keystone Kidspace amend the Development Agreement in two respects: (a) to extend the term to provide for expiration on December 31, 2020, rather than December 31, 2019; and (b) to enter into a 20-year lease with nominal rent for a period of time, provided that a default by Keystone Kidspace under the lease would be an event of default under the Development Agreement, with remedies to be exercised at the Authority's discretion. The Solicitor was directed to prepare the necessary documents. The motion passed with Mr. Englerth abstaining.

Mr. Englerth then discussed on-going boundary issues and corrective action being taken regarding the property.

YORK PLAN 2.0 INNOVATION DISTRICT

Ms. Hansen informed the Board that RACY had been asked to serve as grantee for the York Plan 2.0 Innovation District at 260 N. Beaver St. On a motion by Ms. Hormel, properly seconded by Mr. Thompson, with Mr. Englerth abstaining, the Board voted to approve the resolution authorizing RACY to serve as the project grantee.

Prepared by:
Lauren Gross, Manager, Administration

M'CALISTER HOTEL

Mr. Ilyes informed the Board that North West Savings Bank has given him a promise of funding. He asked for clarification regarding who had to prepare the documents and was told that as long as he had a commitment letter, it was sufficient. He and the Board discussed the need for a demolition bond and for its amount. On a motion by Ms. Hormel, properly seconded by Mr. Thompson, the Board voted to amend section 8(j) of the developer's agreement to remove the demolition bond require and pass it on to the county. The Board next discussed the cell phone tower lease, which is valued at \$3,000 to \$4,000 but is only generating \$700 monthly in revenue. The Board discussed with Mr. Ilyes a roof easement to change the plan, but the Board was not comfortable with any long-term easement.

MINUTES

Mr. Englerth requested a motion to approve meeting minutes from November 7, 2018, for the regular RACY meeting. On a motion by Ms. Hormel, properly seconded by Mr. Thompson, the October minutes were approved with one correction.

TREASURER'S REPORT

Ms. Barry reviewed the financial statements for September 2018, Octobe2, and November 2018. On a motion by Ms. Hormel, properly seconded by Mr. Thompson, the financial statements were approved as presented.

EXECUTIVE SESSION

There was no executive session.

ADJOURNMENT

There being no further business to be brought before the Authority the meeting adjourned at 9:36 a.m.

Respectfully submitted,

Blanda Nace
Executive Director, RACY