

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

A duly advertised meeting of the Redevelopment Authority of the City of York was held on April 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 Teen Vebares and Frank Countess. Aaron Anderson and Joyce Santiago was absent.

- II. Public Comment** – Sandy Benedict who is a vendor at Penn Market had a question about the Authority’s goals for the market. Michael Black advised that we are discussing this internally. It will be a priority this calendar year. The Authority is evaluating all options and will choose the best one. He advised that as far as he is concerned personally, the status quo is okay with him. Mr. Vebares agreed. Mr. Countess said he believes that food should be the priority on the basis of studies that have been done. Ms. Benedict asked about the contact for three years and if it will be extended for ownership. Mr. Black advised that the Authority owns it. Mr. Countess advised that the contact was only for management and the renewal is another matter for discussion.

III. Minutes

Frank Countess moved to approve the Minutes of March 20, 2019 as distributed. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5320

IV. Financial Report

General Fund Balance

RDA General Fund	\$ 22,920.61 (<i>As of March 20, 2019</i>)
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CDBG Balances: 2018 Funds Available

Demolition	\$ 63,736.04
Acquisition	\$ 40,000.00
Stabilization	<u>\$ 34,288.98</u>
	\$130,025.38

Staff advised they are trying to utilize these funds for the appropriate purposes.

CDBG 2019 Allocations:

Demolition	\$ 98,500.00
Acquisition	\$ 20,000.00
Stabilization	<u>\$ 55,000.00</u>
	\$173,500.00

Staff advised they believe the funds will come in either in September or October.

V. New Business/Action Items

a. 630 Pine Street Partners, LLC.

This group has an option for three parcels. They are requesting three additional parcels for vacant lots the Authority owns on Susquehanna Avenue. They are offering \$500.00 for an option on all 3. Additionally, they would like to extend the option agreement in the event that progress is being made an update will be submitted to the Board within 60 days advance of the extensions. They are going through the tax credit progress. Staff believes that September would be the expected entrance into the queue. With the current option expiring November 30, 2019 site control beyond that would be needed. Teen Vebares moved to agree to two, 6 month extensions at the Board's discretion providing satisfactory progress reports are provided 60 days in advance of the appropriate anniversary dates. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5321

Teen Vebares moved to modify the Option Agreement to add three parcels at Susquehanna Avenue (613, 615, 617 Susquehanna Avenue) at a cost of \$500.00. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5322

b. Replacement of Officers.

With the recent change in staff the Authority needs a Secretary and an Assistant Secretary. Frank Countess moved to appoint Blanda Nace as Secretary and Sharee McFadden as Assistant Secretary. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5323

c. Fresh Food Fund Loan.

Tenoch Bistro and Bakery, LLC requested a loan of \$10,000.00. The Committee felt that not all of the categories were appropriately met for a grant of that size from our fund. The Committee recommended \$5,000.00 for the loan. Staff advised they communicated with Tenoch to advise other grants that might be possible. Frank Countess moved to authorize Tenoch Bistro and Bakery, LLC a loan up to \$5,000.00 on the standard terms. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5324

VI. Staff Report

- a. *RDA Strategic Plan* - Blanda Nace advised he had been hired to be a consultant to the Authority. He has been on the job one week so there is a lot that needs to be done including reviewing the Strategic Plan.
- b. *RDA and City Council* - A Committee of City Council met and there was a good exchange. There is an offer to have a meeting every other month if City Council desires. The monthly Minutes of the Authority will be sent to the city clerk who will distribute them to members of City Counsel.
- c. *RDA 2018 Audit* - The staff is helping the Auditors complete the 2018 audit.
- d. *Penn Market* – Is being studied as was discussed earlier.
- e. *NWT* – There will be a meeting next week with a developer. Staff hopes the monthly May meeting can provide a full update. The current option expires August 15, 2019.
- f. *Demo Memo* – 6 properties were identified. Structural reports are being requested. Staff is considering a land bank for demolition of these which are:
 - 1. 217-223 Hartley Street
 - 2. 231 North Pine Street
 - 3. 256 South Queen Street
 - 4. 308 South George Street
 - 5. 282 Cottage Hill Road
 - 6. 452-454 Wallace Street
- g. *Susquehanna Commerce Center* – M&T Bank is proposing to extend the letter of credit which expires in July. Staff will review and advise at the next meeting.

VII. Chairman's Report - Nothing was reported.

The meeting adjourned at 4:18 p.m.