

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

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

**II. Public Comment**

Ms. Annabella Bonilla (?) is a vendor at Penn Market. She voiced several concerns about the situation there. She has come to the Market and found the door to the building shut. She has heard about the Redevelopment projects around the city. The vendors have heard they need more money to pay their rent. There is no publicity for vendor events. There is just not good communication. Some money is coming in but not enough. Individual vendors are spending their own money. Penn Market is an asset for small businesses, communication is a big concern. There have been no vendor meetings for 2 ½ years. Grants are going to other projects. Anything that has happened at Penn Market in the last 2 ½ years is solely the result of vendor actions. Michael Black responded that there is a presentation coming later in the meeting and the Board is going to be making a change. Ms. McFadden stated other projects around the City are not Redevelopment Authority projects. The Authority staff is working hard on market issues.

Ms. Deb Folker (?) a market vendor of 4 years stated that other vendors are leaving. The City needs to complete its vision. She talked about food trucks and stated again that communication is an issue. Michael Black responded that the report for the vision of the market is a blueprint for what the Authority intends to do. Mr. Nace advised that his presentation for today will be shown to the vendors. The Mayor stated there is a history with Penn Market and the Authority. They had been studies that had to be done prior to obtaining grants. Staff has obtained \$30,000.00 in grants so far and \$20,000.00 is supposed to be spent on marketing and having meetings. The Redevelopment Authority's new staff is working hard. There was a discussion about grocery store configuration. \$45,000-\$60,000 a year is being invested annually by the Authority.

Ms. Jill Wise (?) a vendor for 7 months was behind in her rent and has had various issues. Cost is a concern, she is spending her own money. Sinks are a concern, paint is being paid for privately. She is catching up on her rent; there has been some miscommunication.

**III. Minutes**

Teen Vebares moved to approve the Minutes of December 18, 2019 as distributed. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5367

**IV. Financial Report**

Details were sent by staff to the Board.

***General Balance Fund***

\$54,992.95

CDBD Allocations - which funds are expected to be released and useable in a month or so.

***CDBG 2020 Allocations***

Demolition	\$ 57,274.04
Acquisition	\$ 60,000.00
Stabilization	<u>\$ 66,108.50</u>
	<b>\$183,754.54</b>

**V. Project Updates**

- a. 218 Liberty Court – There are some title issues which are being fixed and settlement will be rescheduled.

**VI. New Business/Action Items**

**a. Penn Street Market – Market Liaison Contract.**

Blanda Nace advised he started on May 20, 2019. The USDA Farmers Protection grant deadline was in April. In 2012-13 grant was obtained for \$800,000.00. Unfortunately soon after that a Tax Sale appeared to be on the horizon. Penn Market Incorporated was then dissolved. The Authority has been paying 14 electric bills, 3 gas bills and water/sewer/trash bills. Staff met with Christian Wagman on a regular basis and whatever he asked for, the Authority paid for. In 2016 Vendors and Friends group received a 20+ page report. It was a strategic plan which included hydroponic vegetable growing, which did not work out. That plan also called to add 3 vendors a year. Other details...

There was also an investment strategy of 50-60 pages. It was a real estate document and its main proposal was to have a single vendor/owner for the market. Later there was a study of Penn Market by the Food Trust that recommended that the City/RDA take over ownership of the market. Most markets in the United States are under municipal ownership. Other recommendations were to recruit other vendors for non-perishable items. It also recommended to hire a marketing firm. Later Buchart Horn performed a capital needs assessment of the building in its entirety. There were three options under discussion from that study. The critical needs was 1.2 million dollars, low impact needs

was \$650,000.00 and high impact needs was 1.8 million dollars. The three options did not reach that total because there were some redundancies in each of the options. A local newspaper article in January 2019 was displayed. Finances were also displayed. Vendor rents and other finances were discussed. Expenses were higher than vendor rents. They were losing approximately \$35,000.00. The City of York is going through a comprehensive plan. The first step is to start with a listening tour. Food is one of the questions on the listening tour. People have said that they want Penn Market to succeed. The Authority wants Penn Market to succeed. The Authority's contract with Christian Wagman has a 90 day termination clause in it without exercising the termination clause the contract will run to December 31, 2020. The Authority has issued its termination notice. The end of the contract will now be March 31, 2020. Staff has investigated Brian Kreeger; he has grocery experience as well as operation and non-profit experience. Staff is proposing a new contract with him. He will be the primary contact and the market manager.

The Mayor advised that the RDA staff is being paid by the city taxpayers; once a month communication is preferable. The new market manager should be meeting with liaisons. The RDA's current general fund balance is \$54,000.00. Ms. Wise stated that we could have fundraisers.

Frank Countess moved to authorize staff to negotiate and enter into a 2 year contact with Brian Kreeger to assume the role and preform the duties of market liaison for Penn Market effective January 16, 2020. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5368

**b. 212-214 N. Pine Street.**

These properties are at the corner of Franklin Way. They were both blighted and went through the process 4-5 years ago. The owner of 216 N. Pine Street wants to buy both properties. Michael Black asked if his finances were okay. Staff advised that they were. Mr. Black also asked if his budget is realistic and staff agreed it was. The obligation would beto start work in 3 months and have it finished in 12 months. Frank Countess asked if staff has entered into 216 N. Pine. Staff advised it had not, but they had seen it from outside and through the windows it is well maintained. Frank Countess asked if there was experience and how the project will be completed. Staff advised it will use QDOT to get an inspection to make sure the owner knows exactly what needs to be done. The cost will be \$3,000.00 (\$1,500.00 each). Teen Vebares moved to authorize staff to enter into a Redevelopment Agreement with Jesus Valgas Mendez. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5369

**VI. Staff Report**

- a. *Northwest Triangle* – The Developer had until December 31, 2019 to provide financial information indicating good financial backing. The Developer did comply. A land

development plan is up for approval for Phase 1. The RACP grant deadline is May 28, 2020. Staff said it will met that deadline sooner than that date.

Frank Countess asked if any leases had been signed. Staff advised no and that they are not required for the RACP grant.

- b. *120 N. Richland* – The agreement has been signed. The tenant is still there but demolition will not occur until they leave. That date is February 28, 2020.
- c. *Simon Camera/600 630 S. Pine and 245 E. Cottage Place* – An option agreement has been signed, not exclusively, but it does limit the Authority for 6 months.
- d. Staff will be attending a meeting tomorrow of the Land Bank Authority. They are hoping for the cost of demolition for 254 and 256 S. Queen Street and 282 Cottage Hill Road as well as 3 garages in the alley.

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

The meeting adjourned at 5:22 p.m.