

The Redevelopment Authority of the City of York
Meeting Minutes
December 16, 2020

A duly advertised meeting of the Redevelopment Authority of the City of York was held on December 16, 2020 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

Michael Black called the meeting to order at 4:01 p.m. Present were Aaron Anderson, Teen Vebares, Frank Countess and Joyce Santiago.

II. Public Comment

a. Eric Kirkland inquiring into whether the Codorus Homes site could be returned to the original owners after Eminent Domain 35 + years ago. The solicitor said he is not aware of any legal way to undo that. Blanda Nace stated that Dentsply had to do something with the land and he would investigate it.

b. Montez Parker asked about 115 Rathton Road and what will happen to the property. Blanda Nace said it would be a public process and the RDA is cleaning out the building now so people can do their due diligence in investigation its condition.

c. Ms. Annabella Bonilla is a vendor at Penn Market. She asked why the Market is not getting help or promotion. The RDA is currently waiting for Grants. She stated that more could be done without grants. There were no decorations for Christmas. She stated it is frustrating and there is no transparency. She also asked what is going to done while waiting for the grant. She believes it will be the same situation as last January. Michael Black inquired what she would like to know? Annabella asked is anything going on. The Market has gone downhill. Where on the priority list is the Market? Michael Black stated the Market is a huge priority. We are helping to subsidize it now, but we have no money to do anything substantial. Anabella said we could have had Friends of York volunteer to come and decorate in an effort to try to bring people in the door. There is no effort other than waiting on the grant. Michael Black asked staff to respond and asked if there are other things to say? Annabella said I submitted comments in January, nothing is being done. Staff replied that Friends of York was local volunteer women's group and a few others that used to meet monthly at the YMCA. The leader retired and nobody picked it up. It would be great to have people doing that. Sharee McFadden stated that Market is a priority to the staff, Board, and City Administration but the Board has more on its plate. There is nothing to say now – lots of discussions. Brian is day to day. Annabella asked is no one is responsible for promoting because Brian is not promoting. Michael Black asked Brian to respond. Brian stated I try to keep it as presentable as possible. The number one attraction is just being open. 2-3 flags out shows the Market as being open. He also stated he is not on promotions. And he gets

comments constantly about having vendors there and we have had a couple of events. Some vendors do not like the events and uncertainty is a concern. Market is open Friday, Saturday and Tuesday and when only 4-6 vendors are there this is a problem. The total number of vendors is 15 – not counting outside.

Dominic Chatman asked if the City/RDA would be consider selling the Market to an individual? Michael Black said that may be an option. Frank Countess said I'd say we are always open for an offer.

III. Minutes

Teen Vebares moved to approve the Minutes of November 18, 2020 as distributed. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5391

IV. Financial Report

Staff discussed that the numbers were close to last month. There was discussion of the accounts with balances, Land Bank, Health Bureau and total assets. The Profit and Loss Sheet was sent out. Cash is currently \$122,000.00

<i>General Balance Fund,</i>	\$177,275.26
<i>CDBG Balances</i>	
Demolition	\$ 135,059.00
Acquisition	\$ 80,000.00
Stabilization	<u>\$ 108,918.00</u>
	<u>\$323,977.00</u>

Frank Countess moved to approve the report. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5392

V. Project Updates

a. NWT

John McElligott said COVID-19 issues have delayed his presentation until January. Frank Countess asked if there were any problems with the presentation? Staff responded employees have been out with COVID-19 and the recent snowstorm. A Grant extension was given as requested for 6 months, OMB approved it. The RACP application is now due on May 28, 2021 and proof of 3 million (half required).

The Redevelopment Agreement requires commitment before March 1, 2021 and the Committee wants to know soon.

Frank Countess asked staff if he can establish commitment will OMB grant another extension? Blanda Nace said it is unknown if an extension may be granted but he must show half. Teen Verbaes said after submission, the grant will not happen immediately, and won't Mr. McElligott ask for more time from RDA? Frank Countess asked if Mr. McElligott has to purchase by March 1, 2021? Staff confirmed that date, and that McElligott can use Land Value towards the grant. There are other conditions precedent such as the grant, plans and phasing info.

Frank Countess added his patience is getting exhausted and will allow no more extensions. He stated we deserve some level of progress. Joyce Santiago agreed, we should have had information for today. Teen Vebares also agreed. Frank Countess added we cannot hold forever especially if there are other interested parties.

Aaron Anderson asked if McElligott is supposed to provide report each month? Staff replied that the May 2020 contract required monthly updates and that updates were received in May, June, and August. Aaron Anderson asked if it is appropriate to ask for an update? Staff answered that yes, an update is required, and they have been asked for.

b. 1 N. George Street.

Matt and Shawn Landis appeared. They have had the Redevelopment Agreement for some time; liquor license approval was obtained, and Press/Publicity has been obtained. The RDA needs information. Matt Landis gave an update saying that it has been a dismal time in the restaurant and entertainment business. The project is on hold until they can move forward with SBA. Assembly of 250+ people cannot occur under COVID-19 regulations. They need to get the COVID-19 restrictions behind us. They are in it, but their business on East Market Street is shut down until the new year. Shawn Landis added that an offer on the property is being considered. Frank Countess thanked them for the update and asked do you still have your tenant after the SBA finances open up? Matt Landis replied that they are the tenant and since they are trying to adapt. Once things loosen up, they will start moving forward.

Frank Countess stated they have two problems; number one is the SBA Financing. The second problem is the ability to sell existing property and are they both COVID-19 related? They answered yes. Frank Countess asked if after COVID-19 you can move forward? They answered yes and that they continue to market our property for sale. They also did have a commitment letter from SBA.

Michael Black said the board wants to see the project come to fruition, but we cannot keep this indefinitely. He requested that the Landis brothers keep in touch with the RDA staff and 2021 should be the year. Frank Countess thanked them for attending the meeting.

VI. Action Items

a. 319 Chestnut Street.

Staff asked to ratify a second allonge to the Note for 319 Chestnut Street. Frank Countess moved to ratify Extension Agreement (allonge to Note) Note and Settlement Agreement. Teen Vebares seconded.

Resolution No. 5393

b. CODO 28

CODO 28 pays RDA and RDA pays Powder Mill Foundation. CODO 28 wishes to extend the agreement by 3 years but will continue interest payments. The RDA needs to extend Note to Appell Powder Mill Foundation.

Frank Countess moved to authorize an extension of the Note Extension for CODO 28. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5394

Frank Countess moved to authorize a request to extend the term for Powder Mill Foundation obligation. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5395

c. Simon Camera.

Developer requests to extend Option Contract for 6 months to June 2021. They are offering \$1,500.00 for the extension to do more due diligence.

Michael Black asked if there were any zoning issues. Staff responded there is a zoning determination from the zoning office. Joyce Santiago asked what type of housing there will be? Staff reported they are looking at it now and it may be some mixed housing. Michael Black asked is that market rate and low income? Staff said they believe so. Michael Black asked if they think the developers can pull it off? Staff confirmed that the developers do have experience with single family homes. Michael Black asked what was the original option payment? Staff reported \$1,500 and they paid for the zoning determination and blueprints. The redevelopers are good, and they have a team and architects as well (CS Davidson is doing building and structural analysis). Michael Black stated that he would like to see this happen. Frank Countess asked about the option? Staff said it was nonexclusive for 3 months and exclusive after January 2020.

Joyce Santiago moved to grant the 6-month option from December 2020 until June 2021. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5396

VI. Staff Report

1. Advised they are working hard on 115 Rathton Road. Funds were paid to the owner through the Prothonotary. They have a clean up crew and are now on dumpster number 4. They have done the basement, garage, and 1st floor. In a few weeks it should be finished and cleaned out.

Staff is thinking of making a brochure to show the property and have an open house. It would be good Press for the RDA, showing the public what we can do. Other examples could be included as well.

2. Board of View 323 Lindberg Avenue. There is a hearing on January 19, 2021 to determine value.

3. Kim from the Land Bank Authority said we have a couple of transactions and money is coming. They looking to move project forward in 2021.

VI. Chairman's Report

The meeting adjourned at 5:05 p.m.