

The Redevelopment Authority of the City of York
Meeting Minutes
November 18, 2020

A duly advertised meeting of the Redevelopment Authority of the City of York was held on November 18, 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 - none

III. Minutes

Teen Vebares moved to approve the Minutes of September 16, 2020 as distributed. Aaron Anderson seconded. The motion passed unanimously.

Resolution No. 5386

IV. Financial Report

Staff discussed the Cash Position Sheet that was distributed as well as the Profit and Loss Sheet.

| | |
|-----------------------------|----------------------|
| <i>General Balance Fund</i> | \$109,939.20 |
| <i>CDBG Balances</i> | |
| Demolition | \$ 135,059.00 |
| Acquisition | \$ 80,000.00 |
| Stabilization | <u>\$ 108,918.00</u> |
| | \$323,977.00 |

V. Project Updates

Staff provided a report.

Staff discussed settlement of 450 Wallace Street and the upcoming settlements for 221 and 223 S. Hartley Street.

The Simon Camera duo is changing their plan.

VI. Action Items

a. Northwest Triangle.

The Fortress Initiative is requesting an extension for the submission of their RACP application. It is for 6 million dollars. The original application was made in May 2018. Integrated Development had been in touch. There is a Master Tenant who due to COVID-19 is undergoing a delay in process. Pennsylvania Office of Management and Budget seems ok with the extension. Staff was informed it will not delay the project.

Frank Countess moved to agree to the extension for a period of an additional six months until May 28, 2021. Aaron Anderson seconded. The motion passed 4-1.

Resolution No. 5387

b. 376 W. Philadelphia Street

Ras Dean is interested in developing 25 N. Penn Street into residential housing. The lot at 376 W. Philadelphia would be a good fit for tenant parking. Staff is requesting a timeline for the project. Mr. Dean says he is starting with a demolition and clean up in March, quite possibly an environmental test, and then a Land Development Plan. Frank Countess stated this is a difficult property. He hopes the project works. The Authority should have stringent language in the agreement so there are certain benchmarks for the developer to attain or the contract is void. Mr. Dean agreed and understood.

Michael Black stated the agreement should have a tenant contingency.

Aaron Anderson moved to authorize staff to negotiate the terms and enter into a long-term lease agreement with Ras Dean for the parking spaces to serve as resident parking for the development of housing at 25 N. Penn Street conditional upon successful and timely completion of development, and to be leased at a rate to be determined.

Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5388

c. 385 Lexington Street.

LaToya De Lauder and Latisha Brown appeared requesting a redevelopment agreement. They hope to renovate a single-family home for a low to moderate income family for rental or purchase.

Michael Black asked about financial ability. They said that had supplied that information. Staff advised a QDOT inspection report will be part of the redevelopment agreement.

Teen Vebares made a motion authorizing staff to negotiate the terms and enter into a redevelopment agreement with LaToya De Lauder and Latisha Brown for \$5,600.00 plus costs.

Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5389

d. 278-282 Cottage Hill Road.

Zane Woodward is interested in developing these three parcels. He is requesting a 6-month option to explore. He is agreeable to paying \$1,500.00 for the option.

He is considering an Auto Repair Shop or Residential uses or Storage Units.

Michael Black asked if zoning has been investigated. Mr. Woodward advised he has done that.

Frank Countess asked if the option price is to be credited to the eventual purchase price. Staff advised yes it would.

Joyce Santiago moved to authorize Staff to enter into a 6-month option agreement \$1,500.00.

Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5390

VI. Staff Report

Advised there will be a workshop on December 3.

VI. Chairman's Report

The formal meeting ended at 4:35 as the Board went into Executive Session

The Board ended Executive Session at 4:52 p.m.

The meeting was then adjourned.