

**Redevelopment Authority Board Meeting PUBLIC Agenda
101 S. George St. City Council Chambers April 21, 2021**

I. Call to Order/Welcome

II. Public Comment

III. Approval of Meeting Minutes

February 17, 2021

March 17, 2021

IV. Financial Report

General Fund Balance

RDA General Fund	\$233,764.15
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CDBG Balances: CUMULATIVE

Demolition	\$ 143,213.87
Acquisition	\$51,160.68
Stabilization	\$ 73,067.78

V. Project Updates

VI. Action Items

- a. **200 N. Broad St. (Greybill)/304 N. Broad St.** – Washington, D.C.- based company, The Bex Group Development Corp, is requesting a 6-month option agreement to perform due diligence on the parcel located at 200 North Broad Street and 304 N. Broad Street for the purpose of redevelopment. The corporation’s initial intent is to construct affordable condo units. The company is currently completing a multi-unit project in York and its first large-scale project in Washington D.C.

Motion: Approve a 6-month option agreement for the period of May 2021 to October 2021 with The Bex Group Development Corporation, for the consideration of \$500.00 per parcel, to complete due diligence on the following parcels:

200 North Broad Street (PIN 12-350-01-0008.00-00000)

304 North Broad Street (PIN 12-350-01-0006.00-00000)

- b. **332-334 S. Queen Street/148 E. Church Avenue** – Washington, D.C.- based company, The Bex Group Development Corp, is requesting a 6-month option agreement to perform due diligence on the parcels located at 332-334 South Queen Street and the parcel located at 148 E. Church Avenue for the purpose of redevelopment into 6 condo units.

Motion: Approve a 6-month option agreement for the period of May 2021 to October 2021 with The Bex Group Development Corporation, for the consideration of \$500.00 per parcel, for the purpose of completing due diligence on the following parcels:

332 South Queen Street (PIN 10-250-01-0032.00-00000)

334 South Queen Street (PIN 10-250-01-0033.00-00000)

148 East Church Avenue (PIN 10-250-01-0090.00-0000)

- c. **200 N. Broad St. (Greybill)/304 N. Broad St.** York XL is requesting a one-year license agreement for the parcels at 200 N. Broad Street and 304 N. Broad Street to house a multi-event, outdoor market, known as Epic Market, in the City's Northeast neighborhood, to be hosted every first Saturday of the month starting in August 2021. The main feature will be an outdoor market, providing access to affordable fresh foods, and will also be used as a space to pilot diverse types of businesses.

Motion: Authorize staff to negotiate the terms of a one-year license agreement with York XL, beginning in July 2021 through July 2022, for the purpose of hosting an outdoor, fresh food market and small business incubator on the following parcels:

200 North Broad Street (PIN 12-350-01-0008.00-00000)

304 North Broad Street (PIN 12-350-01-0006.00-00000)

- d. **462-464 West Market Street:** York-based Hunter Group is requesting a 6-month option agreement for the parcel at 462-464 West Market Street to perform due diligence. The company is proposing development of affordable senior housing units with wrap around services provided on-site. The company has more than 10 years of experience in the senior care industry.

Motion: Approve a 6-month option agreement with The Hunter Group, for the consideration of \$500.00 to perform due diligence on the following parcel:

462-464 W. Market Street (PIN 09-192-03-0021.00-00000)

- e. **Salem Square Library:** Salem Square Community Association is requesting a month-to-month license agreement to use the Salem Square Library to host entrepreneurial training classes.

Motion: Ratify the motion, authorizing staff to enter into a month-to-month license agreement with the Salem Square Association to hold entrepreneurial training classes at the Salem Square Library, at 594-596 W. Princess Street beginning in April of 2021

- VII. Staff Report
- VIII. Chairman's Report
- IX. Adjournment