

The Redevelopment Authority of the City of York
Meeting Minutes
January 20, 2021

A duly advertised meeting of the Redevelopment Authority of the City of York was held on January 20, 2021 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 4:00 p.m. Present were Aaron Anderson, Teen Vebares, Frank Countess and Joyce Santiago.

II. Public Comment - none

III. Minutes

Joyce Santiago moved to approve the Minutes of December 16, 2020 as distributed. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5397

IV. Financial Report

Staff sent financial records, Profit and Loss and Cash Position Sheet.

General Balance Fund,

\$163,969.11

CDBG Balances

Demolition \$ 135,059.00

Acquisition \$ 80,000.00

Stabilization \$ 108,918.00

\$323,977.00

Staff advised they are working on a demolition project on Philadelphia Street and an acquisition on Wallace Street.

V. Project Updates

a. NWT – GJDevers

John McElligott appeared and gave a summary of his work on the project. He stated that at the beginning of 2020 things were looking good – he had two large companies in

discussion but then after COVID, all discussion became remote and decision making slowed down. Parking was identified as a potential issue. He developed a LOI for a resolution of that. He believes the current economic and social climate is impacting robotics and may well provide more opportunities. He is considering a modification of the development structure. There are several issues under discussion and a broadening of horizons is being considered. Innovation Districts exist around the country.

Mr. Joe Keal of BNIM in Kansas City spoke. He is part of an architectural firm which is doing a lot of campus and community planning. They also have a relationship with technology.

Mr. Bob Geolas of HR & A Advisors of Washington D.C. spoke. He has 30 years of experience building projects like this. First Centennial a 1,200-acre site in Raleigh, North Carolina. Then a BMW project in Greenville, South Carolina. That was for automotive research in conjunction with Clemson (Clemson I-Car). Then RTP in North Carolina. At this point we need to develop an actual plan that is actionable. A development plan that is based on reality. Innovation districts are more than real estate – and can be very successful. They have four characteristics.

1. They are highly collaborative.
2. They are authentic – in two respects – physically and technologically.
3. They are inspiring in architectural and meaningful ways.
4. They are accessible and affordable.

What is required is a conversation with stakeholders.

1. To find out what they want.
2. To see what is achievable – seeing trends and markets
3. To look at robotics deeply – then look at an anchor or magnet for ideas – then create specific development plans to get something happening.

Michael Black thanked them and reminded everyone that there are deadlines in place.

Staff asked if Joe and Bob are under contract right now? The answer was no.

A question was asked about an assessment or audit of the York community? Staff advised some of that work has been done.

John McElligott states he has spoken with local funders about this. He will likely need more people involved and to consider more than one anchor.

Bob Geolas advised that federal stimulus funds are available and there might also be more money for investments and stimulus in the future.

Staff advised the RDA has spent between 14 and 15 million dollars in site preparation in the last 15 plus years. He said I wish you were all involved three years ago.

Aaron Anderson stated that he used to work at RTP before he came here in 2004. At this point York has study fatigue. We may still need one, but that is a concern. Also – how long will this take?

Bob replied – the scope of work will involve reviewing all materials, meeting with 12-15 Stakeholders, doing a market analysis – asking what do you want to see in the Innovation District? Answering the question – where is the market going? The program could take 3 to 4 months to get to feasibility. Then there will be specific steps in phases. As for timing, he understands we are anxious, but these things take time. He related the decades of work in North Carolina.

Innovation Districts require constant efforts. In one year, we will probably still be seeing the market recovering. Work needs to be done in phases.

John McElligott stated – you have this current thinking of our team. We will talk among ourselves. We will wait to hear from the Board. Patience is required.

Michael Black said he has been on the Board for 21 years and he understands.

Staff advised the current agreement requires settlement by March 1, 2021. There is only one meeting before then. If a modification of the agreement is requested, it will need to be presented one week before the next meeting, or February 10. So that means 3 weeks for discussion. Also – the agreement calls for monthly updates and not enough have been received.

VI. Staff Report

1. There have been some problems with the Zoom link.
2. Penn Market -

The USDA has advised that neither the \$150,000.00 nor the \$200,000.00 grant applications we submitted have been selected this round, but they recommend filing again.

We did receive notice of a favorable RACP grant for 1.5 million. We have a lot of work to do there. Suggest an advisory committee of 12 or fewer people to work together. Angie Garrison the Grants Coordinator stated there are other proposals being worked on.

VII. Chairman's Report

The meeting adjourned at 5:01 p.m.