

The Redevelopment Authority of the City of York
Meeting Minutes
April 21, 2021

A duly advertised meeting of the Redevelopment Authority of the City of York was held on April 21, 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. via Zoom. 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 February 17, 2021 as distributed. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5406

Teen Vebares moved to approve the Minutes of March 17, 2021 as distributed. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5407

IV. Financial Report

Staff distributed the Balance Sheet, which included reimbursement from the Land Bank Authority for the Cottage Hill Road demolition.

General Balance Fund,

\$233,764.15

CDBG Balances,

Demolition	\$ 143,213.87
Acquisition	\$ 51,160.68
Stabilization	<u>\$ 73,067.78</u>
	\$ 319,073.70

V. Project Updates

None.

VI. Action Items

a. 200 N. Broad St. (Greybill)/304 N. Broad St.

Bex Group Development Corp. wants a 6-month option. Ms. Tawanda Thomas and Mr. Tony Thomas said their overall plan is for 30 affordable condo units, but they need time to work on due diligence. They are offering \$500 each for a total of \$1,000.00. They are currently working on 530 W. Philadelphia Street (a 3-unit building) and a larger project (27 units) in Washington D.C.

There was a discussion of each person's background.

Staff advised they are working with Capital Impact Partners who target minority developers.

Frank Countess stated he appreciated the background and said I hope this works out.

Joyce Santiago moved to approve a 6-month option from May 1 to October 31 at a cost of \$1,000.00. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5408

b. 332-334 S. Queen Street/148 E. Church Avenue.

Bex Group Development Corp. hopes to make this a 6-unit condo project. They are offering \$500 per parcel, or \$1,500.00 for a 6-month option.

Michael Black asked if this will be new construction. The answer was yes.

Teen Vebares asked if all 6 condos will face Queen Street? The answer was yes. Ms. Thomas said their goal is to make affordable housing with an upscale feel.

Michael Black asked about parking. Ms. Thomas said they are thinking of the back of the lots for parking.

Frank Countess asked if the Authority had decided on \$1,000.00 for option prices. Staff replied the option price that was set is \$500 per parcel and \$1,500.00 for the sale price of each parcel.

Frank Countess moved to award a 6-month option from May 1 to October 31 at a cost of \$500 per parcel. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5409

c. **200 N. Broad St. (Greybill)/304 N. Broad St.**

York XL wants to host an outdoor market in conjunction with Epic and have performances there in the evening. This would be on the first Saturday of the month starting in August. The market would be from 9 am – 4 pm. The performances would be from 6 pm to 9 pm. They are requesting a 1-year license agreement. Ms. Thomas stated we are fine with the idea; We will only be working Monday through Friday.

Michael Black asked if this is the best use for this property.

Joyce Santiago expressed concern about a conflict between users.

Teen Vebares stated that incubator projects very often have a life of their own and separation might be difficult.

Aaron Anderson moved to approve the license agreement. There was no second, so the motion fails.

Michael Black suggested that staff work with the applicant to see about an alternate site.

d. **462-464 West Market Street.**

Hunter Group is requesting a 6-month option. They are offering \$500.00 for the option. They are exploring the viability of affordable senior housing units with wrap around services on site. They are not sure of the size of number of units at this point. They are experienced. There may be a possible collaboration with RB Development.

Teen Vebares advised he believes some neighbors might be a problem. They want the building fixed up, but access could be a problem.

Joyce Santiago moved to approve the option for 6 months, May 1 to October 31 for \$500.00. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5410

e. **Salem Square Library.**

Staff needs ratification of a virtual vote taken after the last meeting on March 21. The Salem Square Community Association is requesting a month to month license agreement for training purposes from April to June.

Joyce Santiago moved to approve the agreement. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5411

f. 335 S. Penn Street.

There are two interested parties for this property.

1. Randy and Haley Durkee are offering \$1,500.00. They have construction and rental experience. They own a property across the street at 334 S. Penn Street. They propose to make this a single-family rental property.
2. Angie Taylor is also interested and is offering \$1,500.00. She has some experience. She is considering a simple family home either for ownership or rental.

Michael Black asked if staff has reviewed finances. The answer was yes.

Teen Vebares moved to authorize staff to negotiate the terms of a redevelopment agreement for \$1,500.00 with Randy and Haley Durkee. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5412

g. 554-558 Salem Avenue.

Four Square Development – Fred Walker and Anthony Moore are interested in developing these three buildings for single family ownership. They are offering \$1,500.00 per property. They have experience.

Michael Black stated he does not know them personally but he has heard their name around The City.

Frank Countess stated he is aware of their good reputation. This area really needs help.

Staff advised they are working with York College. There is a lot of do here.

Aaron Anderson moved to authorize staff to negotiate the terms of a redevelopment agreement for these properties for \$4,500.00 plus costs. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5413

VII. Staff Report

There will be a meeting next week with John McElligott and the Mayor to review project status.

VIII. Chairman's Report
None.

The meeting adjourned at 5:18 p.m.