

The Redevelopment Authority of the City of York
Meeting Minutes
August 18, 2021

A duly advertised meeting of the Redevelopment Authority of the City of York was held on August 18, 2021, at 101 S. George Street, City Council Chambers, York, PA 17401. The meeting was open to the public.

I. Call to Order/Welcome

Aaron Anderson called the meeting to order at 4:02 p.m. Present were Frank Countess and Joyce Santiago. Michael Black and Teen Vebares were absent.

II. Public Comment - None

III. Minutes

Joyce Santiago moved to approve the Minutes of July 21, 2021, as distributed. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5430

IV. Financial Report

| | |
|-----------------------------|----------------------|
| <i>General Balance Fund</i> | \$ 154,471.33 |
| <i>CDBG Balances</i> | |
| Demolition | \$ 143,213.87 |
| Acquisition | \$ 104,382.78 |
| Stabilization | <u>\$ 51,160.68</u> |
| | \$ 298,757.33 |

Staff distributed a Cash Position Report for the last three months, a Profit and Loss Statement for the year and a Second Quarter CDBG report to HUD.

V. Project Updates

a. Northwest Triangle –

There was a meeting held with the development team. The Authority is waiting for them to propose a public private partnership with details in writing. Upon receipt of that document a meeting will need to be scheduled to discuss it.

Frank Countess asked if we are entertaining any other offers? Staff advised yes.

b. Miss Bobbi's Place -

The construction of the first property is nearing completion. There will be a ribbon cutting on Sunday August 22nd at 1:00 p.m.

VI. **Action Items**

a. **Keystone Communities Grant.**

Staff is proposing an application be filed with PA DCED for \$500,000.00 for acquisition and land development costs of property known as the West College Avenue Portfolio. Staff prepared a formal written resolution.

A RESOLUTION

A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF YORK REQUESTING A KEYSTONE COMMUNITIES GRANT OF \$500,000- THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT FOR ACQUISITION AND LAND DEVELOPMENT COSTS OF PROPERTIES KNOWN AS THE "WEST COLLEGE AVE PORTFOLIO"

***WHEREAS,** the Redevelopment Authority of the City of York (RDA) proposes to apply for the Pennsylvania Department of Community and Economic Development (DCED) Keystone Communities Development Grant; and*

***WHEREAS,** the amount of the grant requested is \$500,000 or 30% of the project; there is no match:*

***WHEREAS,** the Redevelopment Authority of the City of York seeks to ensure that revitalization and economic development are carried out equitably to benefit all residents of the City;*

***NOW, THEREFORE, BE IT RESOLVED,** that the Redevelopment Authority of the City of York requests a Keystone Communities grant of \$500,000 from the Pennsylvania Department of Community and Economic Development to be used for the acquisition and land development costs of properties known as the "West College Avenue Portfolio";*

***BE IT FURTHER RESOLVED,** that the Applicant does hereby designate Blanda Nace, Executive Director, and Michael Black, RDA Chair, as the officials to execute all documents and agreements between Pennsylvania Department of Community and Economic Development and allow the RDA to apply for the requested grant.*

Frank Countess moved to approve the resolution as submitted. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5431

b. 147-157 South Newberry Street.

Logos Academy is requesting a license to use the lots for outdoor play space and learning area for the students K-12 between 8:00 a.m. and 4:30 p.m. during the school year of August 2021 through June 2022.

Joyce Santiago moved to approve the license agreement on those terms. Frank Countess seconded. Staff advised the neighbors were canvassed and they were in favor. The motion passed 2-0. Aaron Anderson abstained.

Resolution No. 5432

c. 208-236 N. Beaver Street.

York Academy Regional Charter School is requesting a license to use the lots for parent parking during school events for the 2021-2022 school year.

Frank Countess moved to approve the license agreement after staff makes clear it is for parent parking for school events and not for regular school staff parking. Joyce Santiago seconded the motion. The motion passed unanimously.

Resolution No. 5433

d. 212-214 N. Pine Street.

The developer, Mr. Vargas is requesting an extension of his redevelopment agreement so he can complete the project and obtain inspections and permits. April 2021 was the original deadline. He is making progress. Staff is proposing a 60-day extension to finish construction and to obtain a successful inspection by December 1, 2021.

Frank Countess moved to grant the extension on those terms. Joyce Santiago seconded. Frank Countess asked if staff had observed the construction progress. Staff advised yes. The motion passed unanimously.

Resolution No. 5434

e. 319 Chestnut Street.

United Fiber and Data and the Gearharts have agreed to extend the settlement period with a new payment schedule. The Agreement requires Authority approval. Frank Countess moved to approve the new agreement. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5435

VII. Staff Report

- a. Staff has provided a report of all RDA real estate holdings, including by category. There are 232 parcels total, less than the previous tally. Aaron Anderson asked about nature of the properties, especially the lots which have grass and weeds. Staff responded that the maintenance contractor does its best to keep after everything.
- b. 570 Company Street – This was previously the subject of an authorization to file condemnation. Staff had heard from the owner that it is willing to deed to property in lieu of condemnation, so there will be no costs incurred.
- c. York Fresh Food Farms has obtained a \$10,000.00 grant from Healing the Planet Grant Program for the garden at 335-341 S. Court and 32-44 E. Church Avenue for improvements to the garden area.

VIII. Chairman's Report - None

The meeting adjourned at 4:28 p.m.