

**The Redevelopment Authority of the City of York**  
**Meeting Minutes**  
**September 15, 2021**

A duly advertised meeting of the Redevelopment Authority of the City of York was held on September 15, 2021, at 101 S. George Street, City Council Chambers, York, PA 17401. The meeting was open to the public.

**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 August 18, 2021, as distributed. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5436

**IV. Financial Report**

<i>General Balance Fund</i>	\$ 163,963.48
 <i>CDBG Balances</i>	
Demolition	\$ 143,213.87
Acquisition	\$ 104,382.78
Stabilization	<u>\$ 51,160.68</u>
	<b>\$ 298,757.33</b>

Staff is working on a purchase on Penn Street and a demolition of two properties on Penn Street.

Cash Position statement was distributed as was a Profit and Loss statement.

Penn Market is still showing a loss.

**V. Project Updates**

- a. Miss Bobbi's Place - 461 W. Hope Avenue has passed inspection and settlement is being scheduled.
- b. 468 W. Princess settlement is being scheduled.
- c. 1014 S. Pine Street is completely finished, and the deed is being recorded.

**VI. Action Items - None**

**VII. Staff Report**

- a. Penn Market – On September 3rd a draft of a floor plan was received from a Market Consultant. Staff is working on RACP grant ideas, City Health Bureau ideas and getting assistance from Buchart Horn.
- b. November 14<sup>th</sup> is World Diabetes Day. Staff will handle this.
- c. College Avenue and Oak Lane lot was donated to the RDA in 2010. It has become a dumping ground. The adjoining owner, York Ice wants it to clean it up. Staff is discussing sales price.
- d. RDA Property Open House – 323 Lindberg Avenue will be shown. The Authority has \$16,800.00 plus legal costs in it so far – approximately \$20,000.00 total. The appraisal said it had a fixed-up value of \$110,000.00. Fix up costs might be \$75,000.00
- e. NWT –  
The agreement with GJDevers has a purchase requirement by May 31, 2021. That did not happen. No extension of that has been requested. In June there was work done on the RACP grant and a 5<sup>th</sup> extension was granted. The new deadline is November 29, 2021 when a business plan is required. At the August 12<sup>th</sup> meeting, the development team talked about public private partnership options. They were told to put their proposal in writing and submit it. Nothing has yet been received. Essentially the agreement is dead. Staff has met with developers who are ready and want to submit a proposal with a new plan. The Board has discussed various ideas, uses, locations, etc. No developers have been notified that the area is open to the public for submitting. But in may be time to speak to developers. There are factors like a job component and other ideas – like entertainment and housing. It might be time to put it out there that the property is available. Perhaps not as a single whole parcel, but the Board needs to weigh in.

Teen Vebares said I believe it is time. Frist to send a termination letter so things are clear with GJDevers. Then our discussion should be over an RFP or however we want other potential developers to respond. Lastly, there should be a continuity or synergy between the NWT parcels.

Frank Countess stated I concur. One whole piece might be best but a mixed use should be considered. Start with terminating GJDevers. I don't know if an RFP is necessary.

Joyce Santiago said I am in favor of one parcel. Yes to terminate GJDevers. RFP unknown, but there should be some way to tell the public.

Aaron Anderson said our intent originally was to develop as one parcel with mixed use. We need transparency so the public knows. There should be a fair and equitable process after GJDevers.

Staff asked one parcel? One developer? It seems like there is a consensus for design purposes.

Teen Vebares said with setbacks and streets and railroad tracks a lot of land is lost.

Staff stated the road subdivision could be an issue. There is no money yet to build it. We will send out a termination letter to GJDevers. We will notify the public about submitting an RFP or a public notification that experienced developers are welcome to submit proposals consistent with the Board's desires. And we will review the North Street status.

Dylan Bauer of Royal Square Development had questions. If there is a RACP grant still available – would a future developer use it? What is the line item for the RACP grant? The property might need a master plan without North Street. If there is no such plan (Buchart Horn perhaps did one?), one should be obtained. Is the City soon getting funds for the Codorus Creek project? How much of Seth Predix's Keystone Colorworks apartments parking area is needed for development?

**VIII. Chairman's Report - None**

The meeting adjourned at 4:40 p.m.