

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

A duly advertised meeting of the Redevelopment Authority of the City of York was held on October 20, 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 Teen Vebares, Frank Countess and Joyce Santiago. Aaron Anderson was absent.

**II. Public Comment**

Mayor Helfrich spoke about two matters:

1. Progress in obtaining matching funds for the RACP grants for Rex Laurel Fire Station and Penn Market. \$1.5 million is needed for each project. There is a December deadline. He handed out a potential strategy. He said there is an approximate \$1.1 million commitments for Rex Laurel. This should be soon. Penn Market needs a business plan. The financial strategy was shown. \$200,000.00 maybe be the delta. Funds will be needed from many sources – possibly the Authority.
2. Spending. The Mayor discussed 2017 budget issue. DCED/HUD. suggests funds are not being spent timely. Acquisition. Stabilization – this number is getting high, but he understands there will be increased maintenance costs. Demolition – he understands there are a few properties in the pipeline. Staff advised there are accounting issues that need to be resolved. The Housing Department allocates spending to new budgets when old budget monies should be used.

**III. Minutes**

Joyce Santiago moved to approve the Minutes of September 15, 2021, as distributed. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5437

**IV. Financial Report**

<i>General Balance Fund</i>	\$ 166,373.10
 <i>CDBG Balances</i>	
Demolition	\$ 105,000.00
Acquisition	\$ 172,500.00
Stabilization	<u>\$ 1,046.82</u>
	<b>\$ 173,546.82</b>

Staff discussed the Cash Position and Profit and Loss Statements distributed.

Traditions Bank Bridge Loan – Staff advised there is one outstanding balance, and it needs to be renewed at the end of October. The Bank is offering to reduce the interest rate from 4% to 3%. Staff is recommending paying it off.

Frank Countess moved to add this item to the agenda.

Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5438

Frank Countess moved to pay off the Traditions Bank loan of \$39,479.18 from the general fund. Joyce Santiago 2<sup>nd</sup>. The motion passed unanimously.

Resolution No. 5439

**V. Project Updates**

- a. Miss Bobbi's Place - 461 W. Hope Avenue has been inspection and occupied.
- b. 385 Lexington Ave – Work is on schedule. They are now working on plumbing.
- c. 468 W. Princess Street - Has been inspected and is occupied.

**VI. Action Items**

**a. 238 S. Penn Street.**

This property is under an Emergency Demolition Order with 236 S. Penn Street. Staff had made an offer to the owner of 236 S. Penn Street whereby the Authority buys the property for \$30,000.00 and is demolished and the Authority conveys 251 Kings Mill Road to her to rehabilitate.

Teen Vebares moved to purchase 236 S. Penn Street for \$30,000.00 to come from CDBG funds. Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5440

**b. 113-117 E. Charles Lane.**

Victor Lorenzo de Leon wishes to purchase these three vacant lots for a yard extension and some parking for his home on South Street. He is offering \$4,500.00.

The Mayor asked if this would be subject to City Regulations for parking. Staff answered yes.

Joyce Santiago moved to approve the sale. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5441

**c. 462-464 W. Market Street.**

The Hunter Group is requesting a six-month extension of the option agreement to continue due diligence, offering \$500.00. They are investigating funding sources.

Frank Countess stated he will not participate in either discussion or vote on this matter.

Teen Vebares moved to grant the option extension of 6 more months for \$500.00. Joyce Santiago seconded. The motion passed 3-1. 1 abstention.

Resolution No. 5442

**d. BEX Group.**

Bex Group stated they are no longer interested in the option for 200 N. Broad Street (Graybill). But they are requesting a six-month extension of the option for 332-334 S. Queen Street and 148 E. Church Street for \$1,500.00.

Teen Vebares moved to grant the option extension on those terms. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5443

**e. 463 W. Hope Avenue.**

A Certificate of Occupancy has been issued to Miss Bobbi's Place. Joyce Santiago moved to issue a Certificate of Completion. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5444

**f. 468 W. Princess Street.**

A Certificate of Occupancy has been issued to Jose Infante. Joyce Santiago moved to issue a Certificate of Completion. Teen Vebares seconded. The motion passed unanimously.

Resolution No. 5445

**g. CODO 241.**

The loan is being sold. The Buyer will assume the loan to the Powder Mill Foundation.

Teen Vebares moved to authorize the lien to be satisfied upon closing. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5446

**VII. Staff Report**

- a. Penn Market – Staff is working on AARPA Grants. Schematics are almost complete. 5,000 sq. feet of space is available.
- b. NWT – Staff will issue a press release to the developer community soon in order to get a response by December 1.

The Mayor spoke and said he would like to see a comprehensive plan for the NWT. The philanthropic community is interested in a land development plan and a business plan. The Mayor does not believe a developer should be engaged without a master plan.

Staff advised that the Board has declined to do it that way. It is waiting to see what developers have to offer.

Dylan Bauer opined that the Board will get many people responding and it will be messy.

Michael Black stated we are waiting for what the developers propose.

The Mayor asked if the Authority could get started – perhaps with parcels, and maybe connections?

Staff stated the RFQ goal will have detail the Board is looking for. Housing with mixed use, wealth and job creation, retail and technology. A master vision will be expected. Office space now is in a flat market.

Teen Vebares advised there is limited space here, with setbacks etc. The North Street connector should be put on hold.

Dylan Bauer asked about the sales price. A real estate broker with an area reputation would help get a higher price. A 4% commission could be worth handling all the communications.

Michael Black advised we have many options – no price is set at this time.

Staff advised 18 months ago \$780,000.00 was in discussion. Ryan McKinley agreed this is not a big site. But the Board might want to hold out for a revenue stream which would help address blight.

- c. Open House update – Staff advised 325 Lindberg Ave had resulted in some interest. Offers are due by November 3, 2021.

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

The meeting adjourned at 4:51 p.m.