

The Redevelopment Authority of the City of York
Meeting Minutes
January 19, 2022

A duly advertised meeting of the Redevelopment Authority of the City of York was held on January 19, 2022, 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 meeting to order at 4:00 pm. Present were Teen Vebares and Frank Countess. Joyce Santiago was virtual. Aaron Anderson was absent.

II. Executive Session Announcement

Michael Black announced there had been an Executive Session of the Project committee concerning buying and selling of real estate and negotiations for the same.

III. Public Comment

Dylan Bauer wanted to discuss the RFID for the NWT. He asked if the Authority intends to sell all of the NWT or by parcel. The parcel at Beaver and Gay is the most promising corner. If the developer only does that parcel first- What if that is it? He suggests putting all requirement for all parcels in the agreement.

Michael Black stated we will consider all responses. They are due February 1,2022 and that is when the work starts.

Staff advised the agreement will have clawback and right of first refusal provisions under consideration for the development agreement.

IV. Approval of Meeting Minutes

Minutes of December 15, 2021. Teen Vebares moved to approve them as distributed Michael Black seconded. Motion passed unanimously.

Resolution No 5454

V. Financial Report

<i>RDA General Fund</i>	\$68,868,10
<i>CDBG Balances</i>	Demolition \$ 255,713.87
	Acquisitions \$ 45,343.38
	Stabilization \$157,941.28

VI. Project Updates

There is a meeting next week with the State Historical Commission regarding 236 and 238 S Penn St. There is a \$60,000.00 estimate to demolish them. West Clarke Avenue is also under discussion.

VII. Action Items

a) 725 S Court Street

A pending agreement to purchase with CDBG funds is close. Possible builders are interested. Michael Black advised it is a good area.

Teen Vebares moved to authorize staff to negotiate the purchase of 725 South Court Street, to be funded by CDBG Acquisition funds at a price to be approved. Frank Countess seconded. Motion passed unanimously.

Resolution No 5455

b) 385 Lexington St

The developers are making progress. They have begun interior work and feel comfortable, but the Redevelopment Agreement end date is March, and in order to be fully compliant they are requesting a six month extension until August.

Frank Countess moved to approve the extension. Joyce Santiago seconded. Motion passed unanimously.

Resolution No 5456

c) York Fresh Food Farms

The City of York Health Bureau has a tobacco use policy on City related properties that they are requesting the RDA endorse and implement with signs.

Teen Vebares moved to approve and adopt the Tobacco Policy 2.0 and Tobacco Free signage in all current and future RDA-owned community gardens. Frank Countess seconded. Motion passed unanimously.

Resolution No 5457

d) RDA Maintenance and Stabilization

Zimco concluded its work and staff put out for bid snow removal, mowing and occasional junk removal. The best response is from Spoutco Home Improvement, whose address is 504 Boundry Ave, thus a city business. Staff advised this cost is eligible under the CDBG Stabilization category of funds.

Joyce Santiago moved to authorize staff to negotiate the terms and enter into an agreement for Maintenance and Stabilization with Spoutco Home Improvement. Teen Vebares seconded. Motion passed unanimously.

Resolution No 5458

e) **1 N George Street- (Citizens Bank)**

Ben Chiaro of True Commercial Real Estate, LLC has submitted a listing agreement for 270 days with a proposal which provides Real Estate Services consisting of a marked analysis.

Frank Countess moved to approve the listing agreement with True Commercial Real Estate, LLC to broker 1 N George St. Teen Vebares seconded. Motion passed unanimously.

Resolution No 5459

VIII. Staff Report

The NWT RFID is due February 1, 2022. Staff has had some meetings with interested developers. Three or four seem serious. Downtown, Inc has offered to help.

Frank Countess asked do they all seem to want a master purchase or one or two parcels? Staff advised it is a mix of both- some office, some residential.

VIII. Chairman's Report- None

IX Adjournment

The meeting Adjourned at 4:24 pm