

**The Redevelopment Authority of the City of York**  
**Meeting Minutes**  
**February 16, 2022**

A duly advertised meeting of the Redevelopment Authority of the City of York was held on February 16, 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 Aaron Anderson, Teen Vebares, Frank Countess and Joyce Santiago

**II. Executive Session Announcement**

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

**III. Public Comment - None**

**IV. Minutes**

Joyce Santiago moved to approve the Minutes of January 19, 2022, meeting as distributed. Frank Countess seconded. Motion passed unanimously.

Resolution No. 5460

**V. Financial Report**

Profit and Loss Statement was distributed, along with Cash Position. Two properties have been finalized for acquisition with CDBG funds, 236 S. Penn Street and 725 S. Court Street. Staff is working on some demolition matters.

<i>General Fund Balance</i>	\$23,519.68
 <i>CDBG Balances</i>	
Demolition	\$ 255,713.87
Acquisitions	\$ 45,343.38
Stabilization	<u>\$157,931.28</u>
	<b>\$458,988.53</b>

## **VI. Project Updates**

- a. NWT RFID. This went out December 21, 2021. Six were received. Two or three others expressed some interest but decided against submittals.
- b. Penn Market RACP with funding update. The building was appraised at \$340,000.00- up from the previous appraisal. We can use the property as a match for the grant. The 2022 City Budget set aside \$325, 000.00 from the sale of the Wastewater Treatment Plant. Last evening City Council expressed interest in adding funds from the American Rescue Act (ARA) Allocation. Also, the Philanthropic Community is being approached.

## **VII. Action Items**

### **a. NWT Option Agreement.**

Michael Black said of the six proposals, some wanted parcels, and some wanted all of them. One proposal “checked all the boxes”-in terms of overall interest, with some residential components, commercial components, and the like. And they are willing to take on partners. At the project committee meeting the committee recommended granting Statewide Partners a six-month option.

Frank Countess moved to authorize staff to negotiate the terms of an option agreement to perform due diligence for the development of the contiguous parcels known as the Northwest Triangle Redevelopment site, not to exceed 6 months.

Audience question - How much is involved? Michael Black stated there was one proposal that was marked confidential. The range was from a donation to \$1.6 million.

Staff advised they have not yet negotiated the price of the option.

Audience question - Are there plans yet? Staff advised none yet. Michael Black stated these were the best development people. Frank Countess stated it was an easy decision and they were head and shoulders over the others. Teen Vebares stated it is just an option now. If this does not come about, we will go back in. Aaron Anderson seconded the motion.

Motion passed 4-0. Teen Vebares abstained.

Resolution No. 5461

Audience question- What is the rationale for the abstention? Teen Vebares stated his firm represents Statewide.

**b. 594-596 West Princess (Gus's Bar).**

This has two apartments on the 2<sup>nd</sup> floor. One is now vacant. The property manager is now gone. Inch and Company said they will do it and has submitted a contract. 8% fee Michael Black stated that appears to be within the normal range. This does not involve the first-floor library space.

Teen Vebares moved to authorize staff to execute the rental property management agreement with Inch and Company for 594-596 W Princess St.

Joyce Santiago seconded. The motion passed unanimously.

Resolution No. 5462

**c. Penn Market.**

Buchart Horn has submitted a proposal for the next phase of renovation. The cost is \$121,500.00. Funding is available. Later design work-construction, etc. will be down the road.

Teen Vebares asked about the feasibility study agreement. Staff advised it was around \$30,000.00. Teen Vebares asked- was some of that to be made a part of this agreement? Staff advised yes and we took that into account in this price.

Frank Countess asked if the \$121,500.00 counts toward the RACP grant? Staff advised yes, along with the previous \$30,000.00. Staff will go back as far as possible to capture spent funds

Frank Countess moved to enter into the contract for Design Development with Buchart Horn for \$121,500.00. Joyce Santiago seconded. Motion passed unanimously.

Resolution No. 5463

Audience question - What is the timing here? Staff advised the agreement will be signed tomorrow. In 12-13 weeks we should have pricing for architects, market consultants and others.

**VIII. Staff Report**

- a. The State Historic Preservation Office is working on a MOU. When it is done, it will be put on our website.
- b. An Emergency Demolition Order was just received from the City Building Code official for 557-559 W. Clark Avenue. We must work on it.

- c. The maintenance agreement with Spoutco LLC has been signed. It runs until November 2022 and then it will be month to month.

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

The meeting adjourned at 4:26 p.m.