

The Redevelopment Authority of the City of York
Meeting Minutes
June 15, 2022

A duly advertised meeting of the Redevelopment Authority of the City of York was held on June 15, 2022, at 101 S. George Street, City Council Chambers, York, PA 17401. The meeting was open to the public.

I. Call to Order/ Welcome

Frank Countess called the meeting to order at 4:40 pm. Present were Joyce Santiago and Teen Vebares (via Zoom). Michael Black and Aaron Anderson were absent.

II. Public Comment - None

III. Approval of Meeting Minutes

Teen Vebares moved to approve the Minutes of April 20, 2022, as distributed. Joyce Santiago seconded. Motion passed unanimously.

Resolution No. 5474

IV. Financial Report

Cash Position Statement was distributed. Funds were received for 725 S Court St reimbursement and Penn Market.

A modified Profit and Loss statement was distributed Penn Market still shows a loss due to a plumbing repair, but rental income is up.

Frank Countess asked about 319 Chestnut. Staff advised it has been totally paid and any obligations of the Authority are over.

<i>General Fund Balance</i>	\$58,008.40
<i>CDBG Balances</i>	
Demolition	\$ 247,559.00
Acquisitions	\$ 45,343.38
Stabilization	<u>\$ 125,119.87</u>
	\$ 418,022.25

V. **Project Updates**

NWT-Statewide is providing good forward movement. They have been spending money on engineers, etc. September is the conclusion of their due diligence.

Graybill- Statewide continue to investigate how to develop the property considering the ACT II Agreement.

Simon Camera- The option expires in August. He will be requesting an extension.

335 S Penn -Renovations are almost finished.

385 Lexington- Renovations are almost finished.

VI. **Action Items**

a. **Land Bank Authority Agreement Demo Funding**

The Authority Agreement is to spend up to \$50,000.00 for 5 properties: 450-452-454 Wallace St and 725-727 S Court Street.

Teen Vebares moved to approve the demolition funding agreement with the York County Landbank Authority for the demolition of 450,452,454 Wallace St and 725 & 727 S Court St up to \$50,000.00. Joyce Santiago seconded.

The county Landbank Authority is a Cooperative group funded from Deed and Mortgage recordings and is used to eradicate blight.

Motion passed unanimously.

Resolution No. 5475

b. **1 N George St**

An agreement of sale is presented with 1 N George, LLC owned by Steven Teachout. The price is \$550,000.00. A \$10,000.00 deposit has been paid. It is non-refundable. There is a 90-day due diligence period. Phasing, design, timing and costs are to be submitted to the Authority. Settlement will be 120 days from signing. Joyce Santiago moved to ratify and execute the Sales Agreement. Teen Vebares seconded.

A discussion about new out of City interest in City properties was held. Motion passed unanimously.

Resolution No. 5476

c. Penn Market Management Agreement Amendment

Market is full right now with a waiting list. Brian Kreeger is doing a good job. At this time last year, the rental income was \$19,000.00, now it is \$40,000.00. One new space is being created. He is looking at the possibility of rent increases. He has not had a raise since the original agreement in January 2020. Staff is recommending a \$500/month increase. Teen Vebares moved to approve the new contract with the increase. Joyce Santiago seconded. Motion passed unanimously.

Resolution No. 5477

d. Penn Market RACP Grant

Staff is putting together an application and a business plan for the Grant. \$1.5 million has been approved. It is a 22-section document. The submission is due June 26, 2022. A resolution is required to be filed with the submission. Joyce Santiago moved to pass and approve the resolution. Teen Vebares seconded. Motion passed unanimously.

Resolution No. 5478

VII. Staff Report

Buchart Horn is the architect for The Penn Market and is working on schematics. An engineer is suggesting the total cost estimate might be \$9 million. Drawing should be ready in September. Staff is hoping to go out to bid in January or February.

559 W Clarke Ave.- This has been demolished with CDBG funds. There also needs to be wall repairs, and now a change order. What was a \$91,000.00 demolition is now up to \$120,000.00 for the repair of two walls.

VIII. Chairman's Report - None

IX. Adjourned

The meeting adjourned at 4:42 p.m.