

The Redevelopment Authority of the City of York
Meeting Minutes
April 20, 2022

A duly advertised meeting of the Redevelopment Authority of the City of York was held on April 20, 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 4:20 pm. Present were Aaron Anderson, Frank Countess and Joyce Santiago. Teen Vebares was absent.

II. Public Comment - None

III. Minutes

Joyce Santiago moved to approve the Minutes of February 16, 2022 as distributed. Aaron Anderson seconded. Motion passed unanimously.

Resolution No. 5462

IV. Executive Session

Michael Black announced there were Executive Sessions on March 9, 2022 and April 13, 2022 regarding buying and selling real estate an negotiations of the same.

V. Financial Report

<i>General Fund Balance</i>	\$17,555.54
 <i>CDBG Balances</i>	
Demolition	\$ 255,713.87
Acquisitions	\$ 45,343.38
Stabilization	<u>\$ 157,931.28</u>
	\$ 458,988.53

The Cash Position was down \$20,000.00

The profit and loss show a sewer repair at Penn Market. Other costs are at 725 Court St and 302 S. Penn St.

VI. Project Updates

Ryan McKinney first talked about Graybill. The Act2 Documents of 2013 say no residential is allowed. They are considering more environmental investigation and perhaps a discussion with DEP.

NWT-They have contracted with ECS for structured testing and consider infiltration pits. A report is due in 2-3 weeks. They are receiving contracts from Civil/Architectural group. There will be more investigation, perhaps a TOPO survey.

VII. Action Items

a. 1 N. George Street.

True Commercial - Ben Chiaro was hired as a Broker Adviser. He obtained commercial interest quickly. Eight written offers were obtained. Capitalization status was needed to make sure the buyer had the funds to complete the project. The three top candidates have produced additional information.

Mr. Steven Teachout of Ocean 10 Security spoke. He came from Asheville, NC. He has been gauging community interest. It is quite diverse. His background is Tech. He is considering four uses for the property, including a satellite office for his company, and a food component. He does not have investors. Nor partners. He wants to make something he is proud of.

Aaron Anderson asked how many employees are you contemplating? Answer five immediately but this might be the Northeast US Headquarters. "We want to go gangbusters."

Aaron Anderson moved to authorize staff to negotiate the terms and enter into a sales agreement for the parcels known as 1 N. George St. Frank Countess seconded. Motion passed unanimously.

Resolution No. 5463

b. 253 Roosevelt Ave.

Staff advised there were three lots involved. It all started with an emergency demolition. An adjoining owner wants to buy the end lot. He will develop it all eventually. He will fence it now. He is offering \$3,000.00

Joyce Santiago moved to authorize staff to negotiate the terms and enter into a sales agreement for the parcel at 253 Roosevelt Ave to David Rosario for \$3,000.00. Aaron Anderson seconded. Motion passed unanimously.

Resolution No. 5464

c. 217-219 S Hartley St.

Mr. Andrew Geier wants to redevelop these properties. 221-223 S. Hartley were developed last year. Mr. Geier is a contractor. Frank Countess moved to authorize staff to negotiate the terms and enter into a redevelopment agreement with Andrew Geier for 217-219 S. Hartley St. Aaron Anderson seconded. Motion passed unanimously.

Resolution No. 5465

d. 464 W. Market St.

The Hunter Group is requesting a 6-month extension to continue due diligence They are securing funding and engaging additional partners. They are offering \$500.00 for the option extension.

Aaron Anderson moved to grant a 6-month extension on the option agreement for Hunter Group to continue due diligence for \$500.00. Joyce Santiago seconded. Motion passed unanimously.

Resolution No. 5466

e. York Fresh Food Fund.

They would like to renew the license agreement for another year, this time for the full year. And they would like to add 512-516 N Pershing and 500 S. Queen Street to beautify their lot with flowers.

Joyce Santiago moved to renew the license agreement with York Fresh Food Fund for one year, from 03/16/2022 to 03/17/2023 for the parcels at 343-357 Cottage Hill Rd, 335-341 S. Court St., 32-44 E. Church Ave., 512-516 N. Pershing Ave. and 500 S. Queen Street. Aaron Anderson seconded. Motion passed unanimously.

Resolution No. 5467

f. 594-596 W Princess St.

Sale Square Community Associates is requesting a one-year lease to continue to utilize the 1st floor for community outreach.

Frank Countess moved to approve the one-year lease to SSCA- at no charge for a community outreach center at 594-596 W. Princess St. Joyce Santiago seconded. Motion passed unanimously.

Resolution No. 5468

g. 254-256 S Queen St.

Affordable Housing Advocates are requesting a 6-month option to explore a residential redevelopment project. They are offering \$500.00.

Aaron Anderson moved authorize staff to negotiate the option agreement of \$500.00. Frank Countess seconded. Motion passed 3-0 (1 abstained)

Resolution No. 5469

h. 701-703 Prospect St.

Counsel has negotiated a stipulation that may resolve the condemnation by agreement. Frank Countess moved to authorize the stipulation. Aaron Anderson seconded. Motion passed unanimously.

Resolution No. 5470

i. 52 S Pershing St.

An agreement has been negotiated with the owner. The Authority will revoke its condemnation if the owner agrees to rehabilitate the property. Aaron Anderson moved to approve the agreement. Joyce Santiago seconded. Motion passes unanimously.

Resolution No. 5471

VIII. Staff Report

a. Dentsply

Frank Countess moved to amend the agenda to add a new item due to new information received with the last 24 hours. Joyce Santiago seconded. Motion passed unanimously.

Resolution No. 5472

Dentsply wants to sell its property, but only to one purchaser. They have set May 5th as the required date for offers. The City could buy the property and sell the parcels. Staff is suggesting the RDA Board pass a resolution asking to use ARPA for the purchase. Staff has submitted a request for \$2 million of ARPA fund to eradicate 80 blighted properties.

Mayor Helfrich stated that he is in support of it conceptually, but it all needs to be figured out financially. It is eligible for ARPA. He advised City Council would have requirements and there will be requirements to work out between the City and the RDA.

Aaron Anderson asked what might the holding costs be? Staff is checking into that. The offer may include due diligence period, in which existing costs can be obtained.

Aaron Anderson stated he could see a benefit to City/RDA. The risk is not finding a developer. This is a very short-term time. There will need to be discussion of the groups.

The Mayor stated the terms of a City or RDA ownership would need to be explored.

Frank Countess moved to authorize staff to explore with the City of York, and the use of funds to acquire the Dentsply Site for future redevelopment activities. Joyce Santiago seconded. Motion passed unanimously.

Resolution No. 5473

b. 557-559 W. Clarke Ave. - demolition started today
Temporary housing is required

c. Land Bank Authority -
Staff has obtained preliminary approval for the demolition of 450, 452 and 454 Wallace Street and 725-727 S. Court Street. They would provide half of the funding. Staff is waiting on a specific proposal.

IX. Chairman's Report - None

The meeting adjourned at 5:02 p.m.