

The Redevelopment Authority of the City of York
Meeting Minutes
March 15, 2023

I. Call to Order/ Welcome

Michael Black called the meeting to order at 4:00 pm. Present were Frank Countess and Joyce Santiago. Aaron Anderson and Teen Vebares were absent.

II. Executive Session Announcement

none

III. Public Comment

Michael Breeland spoke. He is a vendor at the Penn Market. He is asking when there will be redevelopment and if the stands will be replaced. Staff advised the plans are all newly received. Michael Black advised they met with the architect this afternoon. Drawings and costs were received two days ago. They have asked the architect to classify expenses as needed, like to have and luxuries. There is no timeline yet. There will need to be a lot of money spent on infrastructure such as electricity and plumbing.

Frank Countess asked if this is from the RACP grant of \$1.5 million. Staff advised there will be about \$2.3 million for construction costs. We already have the \$1.5 million match in place.

Michael Breeland asked if this stands will be a luxury or not. Michael Black answered we don't know yet if that we will raise as much money as we can. Michael Breeland stated he will upgrade his own stand. Michael Black asked if he would submit his drawings for review. Michael Breeland asked when the vendors can see the architects drawings. Joyce Santiago stated we should show them something. Staff advised the architects will provide visuals so they can be seen. Staff advised they are meeting with the Architects every 30 days. Construction drawings will go out for bid likely this summer. Frank Countess suggested staff should send the vendors what they can. Staff responded that when we get the drawings they will be taken to Market for all to see. We can schedule meetings.

Michael Black stated half of the \$2.3 million will be needed for infrastructure, Frank Countess suggested staff make sure that the drawings say First draft or something to that effect.

Susan Brooker, a vendor, asked what about having a vendor representative at the Architect meetings; Michael Black stated we are talking about a vendors committee to work with.

Mark Simpson stated that near his restaurant on the far wall there is a crack; staff advised those columns will be examined.

Henry Nixon asked about the RACP grant. Staff advised it is a \$1.5 million grant that required a match of \$1.5 million, for a total project of \$3 million.

Another vendor asked about what the hold up is. She was answered that the application process is long and receiving a number amount takes time, and only after it is received then can we proceed.

Michael Breeland asked about the Mayor releasing funds. Staff advised that the Mayor came up with almost all of the matching funds for the project.

Another vendor asked about the construction process while we are open and what about fundraising. The answer was this is too early in the process.

There were more random comments and questions about rumors.

Staff gave experience with RACP grants.

Brian Kreeger expressed his thanks to the vendors for coming to the meeting and helping with dialog. Luxuries is a subjective term and open to interpretation. The project will need a focus for when we are talking about what could be a \$5-6 million project. All of this might be needed.

IV. Minutes of February 15, 2023

Joyce Santiago moved to approve them as distributed. Frank Countess seconded. Motion passed unanimously.

Resolution No. 5488

V. Financial Report

Cash Position statement was distributed. A profit and loss statement was distributed. Penn Market – The last 6 months cost \$25,000.

CDBG Balances

Stabilization	\$ 104,750.00 (+\$73,000-2023)
Demolition	\$ 33,953.00 (+\$151,500-2023)
Acquisitions	<u>\$ 156,459.00 (+\$25,000-2023)</u>

\$295,162.00

VI. (a.) 326 Wallace St

Terry Ziegler is offering \$2,000.00 for a single family home. Staff is suggesting a deposit of \$1,000.00 and enter into a Redevelopment Agreement which requires starting in 3 months and finish in 12 months. He will hire a contractor.

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

Resolution No. 5489

(b.) 246 W College

Riverside Lofts, LLC is offering \$3,000.00. It is a small vacant lot that they will keep as green space and maintain it. Joyce Santiago moved to approve the proposal and sale. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5490

(c.) York Fresh Food Farms

They would like to renew and extend their existing agreement until December 31, 2024 in order to qualify for a grant. Frank Countess moved to approve the agreement proposal. Joyce Santiago seconded. Motion passed unanimously.

Resolution No. 5491

VII. Staff Report

- (a.) Penn Market- we will receive 30 day updates from the Architect.
- (b.) West College Avenue project is moved forward
- (c.) Harrisburg University met with staff today.

VIII. Chairman's Report

We will hold an executive session to discuss buying and selling real estate.

Meeting adjourned 5:15pm