

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

A duly advertised meeting of the Redevelopment Authority of the City of York was held on November 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 the meeting to order at 4:01 pm. Present were Aaron Anderson, Teen Vebares and Frank Countess and Joyce Santiago.

II. Executive Session Announcement

It was announced there was an Executive Session on November 9, 2022 to discuss buying and selling real estate.

III. Public Comment

None

IV. Minutes of October 19, 2022

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

Resolution No. 5488

V. Financial Report

Cash Position report was distributed

General Fund Balance \$530,686.81

CDBG Balances

 Stabilization \$ 126,140.95

 Demolition \$ 156,459.00

 Acquisitions \$ 33,953.55

\$ 316,553.50

Settlement was held for 385 Lexington. Settlement is pending for 115 Rathton Rd.

VI. (a.) 254-256 S Queen St.

The developer is requesting an extension of the Option from November 4, 2022, to May 31, 2023. Staff is proposing no fee under the circumstances.

Frank Countess moved to approve the extension. Aaron Anderson seconded. The motion passed 4-0. Joyce Santiago abstained.

Resolution No. 5489

(b.) Social Enterprise Group

Staff is requesting authorization to negotiate terms of a pre-development agreement. Joyce Santiago moved to approve the motion. Teen Vebares seconded. Motion passed unanimously.

Resolution No. 5490

(c.) Traditions Bank

Staff is requesting authority to open 2 separate accounts- one for Penn market RACP and the other for real estate projects. Teen Vebares moved to approve. Joyce Santiago seconded. Motion passed unanimously.

Resolution No. 5491

(d.) Steven Teachout gave an update on Citizens Bank-He is investigating restaurants. There was an asbestos review showing minimal concerns. The Preliminary Design investigation shows some light interior demolition will be performed to see what the walls look like. There was raw sewage in the basement. He hired Serv Pro to help. He wants to bring more Tech to York, He said he is here because he was invited and that works. Michael Black thanked him for the update and had some restaurant questions. Mr. Teachout replied he is thinking about “Taste of the Town” which would involve many styles. Frank Countess stated a restaurant in Nashville with a giant three-foot pizza in The Baker Building sounds fascinating.

VII. Staff Report

(a.) A \$1.5 million RACP grant is being awarded for the Health Bureau at the Newcombe Center. City council will match it in the 2023 budget. The Authority will be the owner and landlord.

Frank Countess asked about the \$1.5 million RACP grant for Farmers market. That did not increase.

(b.) 385 Lexington settled. \$5600.00 was paid. It was a good project.

(c.) 115 Rathton is ready to settle. The price is \$70,000.00. When there is an open house, invitations will go out.

(d.) A Board of View is set for January for 701-703 Prospect.

(e.) Frank Countess stated 320 North George was sold to Gilliland and there will be two tenants. McNees Law Firm and Web FX.

VIII. Adjourned

Meeting Adjourned at 4:34 pm