

The Redevelopment Authority of the City of York
Meeting Minutes
September 21, 2022

A duly advertised meeting of the Redevelopment Authority of the City of York was held on September 21, 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, Frank Countess and Joyce Santiago. Teen Vebares were absent.

II. Executive Session Announcement – Michael Black announced executive sessions were held on August 10 , 2022 and September 14, 2022, to discuss buying and selling real estate.

III. Public Comment- None

IV. Minutes of June 15, 2022

Staff announced there was a typographical error in the submitted minutes. The meeting was called to order at 4:04 pm, not 4:40 pm. Joyce Santiago stated that with that correction she moved to approve the minutes. Frank Countess seconded. Motion passed unanimously.

Resolution No. 5479

V. Financial Report

<i>General Fund Balance</i>	\$512,542.12
<i>CDBG Balances</i>	
Demolition	\$ 247,559.00
Acquisitions	\$ 45,343.38
Stabilization	<u>\$ 125,119.87</u>
	\$ 418,022.25

A Cash Position Statement was submitted

VI. (a.) GRAYBILL

Statewide advised they have hired an Environmental Consultant who has been working on modifying the DEP Consent Order to allow residences. They have started on survey and plans. Frank Countess asked about a timeline for plans Statewide advised due to the zoning for the property a variance is probably needed. They hope to have that done by the end of the year. DEP action might be 6 months after that. There are also title issues that are working on.

Statewide is requesting a 7-month extension. The option expired the end of June. A 7-month extension will take it to the end of January 2023. Updates will be provided. The cost of the extension will be \$500.00 per parcel.

Frank Countess moved to grant the 7-month option extension. Aaron Anderson seconded. Motion approved unanimously.

Resolution No. 5480

(b.) NWT

Statewide has an option agreement that was granted in April, expiring the end of September. They have done a survey and a topographical study, a geotechnical study, a stormwater study, a water filtration and waterflow study and are dealing with utilities. They hope to meet with the Authority staff by the end of October and have a draft Land Development Plan soon after.

They are asking for a 6-month extension of the option.

Frank Countess requested some details, which were provided. First Floor retail will be 21,000 square feet. They are looking at 100-120 residential units. They want to start construction in the spring.

Frank Countess asked about when there will be Road Improvements. They will be in Phases II, III, and IV.

Frank Countess asked about financing. They are not concerned about banks, even in this climate.

Staff advised the fee for an option extension is \$5000.00.

Aaron Anderson moved to grant a 6-month option extension on those terms, concluding March 30, 2023. Joyce Santiago seconded. Motion passed unanimously.

Resolution No. 5481

(c.) 600 S Pine

Staff advised Mr. Miller is no longer request an extension of his option.

Dylan Bauer of Royal Square stated the building is in bad shape.

Land-Bank funding for demolition is under consideration.

(d.) 170 W Maple St

This is a vacant lot. The next-door neighbor wants it for a side lot. The offer is \$1000.00. There is a tree on the lot damaging the gutter. The project committee recommends staying with the established price of \$1500.00 per lot.

Frank Countess moved to offer the lot for \$1500.00. Joyce Santiago seconded. Motion passed unanimously.

Resolution No. 5482

(e.) TL Properties

The Authority conveyed 14 properties with restrictions. A new purchaser has been made a proposal to staff. He has Authority experience. He is working on buying them from Think Loud. Staff is agreeable to his obtaining the properties and is proposing a Redevelopment Agreement. There are 6 structures and 6 lots at issue. The proposal is to develop (2) two the first year and stabilizing as he goes.

This would be similar to the agreement with Miss Bobbi's Place on West Hope Ave.

Aaron Anderson asked about the deed with TL and the deed restriction. They would stay with the properties.

Staff is considering options for the vacant lots, with a reverse subdivision down the road.

Aaron Anderson moved to authorize staff to concur with the sale and enter into an agreement for the redevelopment of the parcels with RFT following the sale from TL. Joyce Santiago seconded. Motion passed unanimously.

Resolution No. 5483

(f.) YHA Management

Staff advised the York Housing Authority may be willing to manage the old Gus's Bar at 594-596 W Princess St. (2). YHA Board action is expected soon. No action is required by the Authority at this time.

(g.) VPRC

Aaron Anderson moved to approved Joyce Santiago as representative to the VPRC. Frank Countess seconded. Motion passed 3-0 Joyce Santiago abstained.

Resolution No. 5484

VIII. Staff Report

302 S Penn St- Staff is working on a public showing as was done with Rathton and Lindbergh Avenues.

Penn Market- Buchart Horn is moving toward the end of the year for a Design/Development Plan. There are Christmas Holiday Plans.

On October 7- City First Friday the Trolley Plaque will be unveiled.
1 N. George St- Was settled. Very positive discussion ensued.

IX. Chair Report

Kudos to Brian for his work at Penn Market. Kudos to Blanda for all his hard work- especially being short-staffed.

X. Adjourned

The meeting adjourned at 4:45 p.m.