

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

A duly advertised meeting of the Redevelopment Authority of the City of York was held on December 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 4:00 pm. Present were Aaron Anderson, Teen Vebares and Frank Countess. Joyce Santiago was absent.

II. Executive Session Announcement

Michael Black announced there was an Executive Session on December 14, 2022, to discuss buying and selling real estate.

III. Public Comment

None

IV. Minutes of November 16, 2022

Aaron Anderson moved to approve them as distributed. Teen Vebares seconded. Motion passed unanimously.

Resolution No. 5492

V. Financial Report

A cash report was sent out.

Settlement was held 115 Rathton Rd, Frank Countess asked if other funds are coming in. Staff advised \$9,000.00 for Hartley St, \$13,995.00 blight funds from the City, Salem Square and Green Street.

<i>General Fund Balance</i>	\$549,194.64
<i>CDBG Balances</i>	
Stabilization	\$ 126,140.95
Demolition	\$ 156,459.00
Acquisitions	<u>\$ 33,953.55</u>
	\$ 316,553.50

VI. (a.) 600-630 S Pine, 245 E Cottage

Staff advised these properties are in bad shape and demolition has been under consideration. Mr. Steven Buffington has made an offer of \$15,000.00 for the entire parcel. Frank Countess asked if the property will be taxable after the transfer? The answer was yes. Michael Black asked Mr. Buffington what his intent is for the gravel lot. He replied it will be for parking of machines.

Mr. Buffington stated there will need to be some interior demolition, but the roof can be re-done.

Frank Countess moved to enter into a Redevelopment Agreement with Steven Buffington for the redevelopment of the property and pay \$15,000.00. Teen Vebares seconded. Motion passed unanimously.

Resolution No. 5493

(b.) 217 E Walnut

This property is near the Think Loud area. The Northeast Neighborhood Association would like to use it as a community space in conjunction with 215 E Walnut which they are seeking as a donation from Think Loud, the owner of that property.

Teen Vebares asked about the use. Staff advised they are thinking about a parking use initially, but a green space come the summer of 2023. The standard deed restrictions were discussed. Aaron Anderson moved to conditionally approve the transfer to the Northeast Neighborhood Association if 215 is donated, and with the usual restrictions. Frank Countess seconded. Motion passed unanimously.

Resolution No. 5494

(c.) 450-454 Wallace St and 725-727 S Court St.

The Land Bank Authority has received the demolition bids. The highest is \$250,000.00 and the lowest is \$ 134,550.00. Frank Countess moved to award the bid to G & R Excavation and Demolition of Tyrone, PA. Aaron Anderson seconded. Motion passed unanimously.

Resolution No. 5495

(d.) 2023 Meeting Date

Staff requested if the Board wanted to continue at the 3rd Wednesday of each month at 4pm. That was the consensus. Teen Vebares moved to set those dates and advertise them. Aaron Anderson seconded. Motion passed unanimously.

Resolution No. 5496

There was also consensus to keep the Project Committee at the 2nd Wednesday of each month at 4pm.

VII. Staff Report

- (a.) Statewide met with the Project Committee to review layout plans for both Graybill and The Northwest Triangle
- (b.) Penn Market. The Buchart Horn report says that progress DD drawing is being submitted shortly. Also, camera systems are now in place for security purposes.
- (c.) Social Enterprise Properties has received the signed letter of Intent for Dentsply. A draft of the Agreement of Sale is due by mid- January.

VIII. Chairman's Report

Michael Black stated now that 2022 is ending a couple of remarks and some are due. Ryan at Penn Market has done a very good job. Thank you, Ryan. And thanks to the Board for its hard work. And thanks to Blanda, as well. It will be an exciting 2023.

Meeting adjourned 4:32pm.