

The Redevelopment Authority of the City of York
Meeting Minutes
July 19, 2023 – 4:00 PM

A duly advertised meeting of the Redevelopment Authority of the City of York was held on July 19, 2023 at 101 South George Street, City Council Chambers, York, PA 17401. The meeting was open to the public.

I. Call to Order/Welcome

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

II. Executive Session Announcement

None

III. Public Comment

None

IV. Minutes of May 17, 2023

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

Resolution 5478

V. Financial Report

Cash Position Sheet was distributed.

General Fund	\$ 493,585.13
Funds Receivables	\$ 191,550.00

CDBG Balances	
Stabilization	\$ 240,000.00
Demolition	\$ 183,500.00
Acquisitions	\$ <u>48,950.00</u>
	\$ 472,450.00

VI. Presentation

(a) Britney Walker – Penn Market Manager advised she is giving a 60 day report. There are now music programs, partnerships such as Literacy Council and York Arts Association, summer camp for entrepreneurs, social media work, community events, openings and closings. There are no vacancies.

VII. Action Items

- (a) **Northwest Triangle (Statewide)** – Ryan McKinney from Statewide advised they are exercising their option and will proceed with a Redevelopment Agreement. Architectural plans are nearing completion. There is an unanticipated action involving DEP although a Phase II has shown promise. The Land Development Plan has been approved and is being circulated for signatures.

Frank Countess asked the details as to the status of units and construction. Mr. McKinney advised Planning Commission and City Council approvals have occurred. There will be 140 units of market rate housing, new construction. The construction time is estimated at 16-18 months.

Frank Countess moved to accept the option exercise and progress to a redevelopment agreement, Joyce Santiago seconded. Motion passed unanimously.

Resolution 5479

- (b) **Graybill (Statewide)** – Mr. McKinney stated there has been a positive movement from engineers about a residential use and a DEP approval is hoped for by the end of the year.

Frank Countess asked about units and construction.

Mr. McKinney stated zoning approval was received for 120 _____ units. The Land Development Plan should be ready in three to six months.

Mr. McKinney thanked the RDA and the City government for all of their efforts involved. It has been an excellent cooperative experience.

Frank Countess thanked Mr. McKinney for his company's efforts in the City of York.

Joyce Santiago moved to extend the option from July 31, 2023 to January 31, 2024, Frank Countess seconded. Motion passed unanimously.

Resolution 5480

- (c) **Family First Health** – Has been occupying 116-118 and 120-122 South George Street for years. Jeff Lobach, Esq. explained the short history. They would like to consolidate all property interests. Joyce Santiago moved to approve a quitclaim deed from the Authority to Family First Health, Frank Countess seconded. Motion passed unanimously.

Resolution 5481

- (d) **Property Sales Approvals** – Staff has reviewed three proposals, keeping in mind the established criteria of price, fiscal and renovation analysis, and project effect.

302 South Penn Street – One proposal offering is more money - \$32,000 vs. \$30,000.00,

701/703 Prospect Street – Both offered \$62,500.00 but the background experience of one was not as good as the other.

148 East Maple Street – An offer to fix up the property by the next-door neighbor for his mother-in-law.

Yoko lives at 306 South Penn Street, next door to 302. It has been empty for a year. She wants to open it up for the community. There might be a kitchen promotion involving a license (commercial?). She wants to help people, including her neighbors get jobs, etc.

Monte McMillion advised that he grew up at 302. His family was in the house and his mother was part of many memories. He wants to bring the property back for family use. He has consulted with a contractor.

Frank Countess moved to authorized staff to negotiate and enter into a redevelopment agreement for the following properties:

302 South Penn Street
701/703 Prospect Street
148 East Maple Street

Joyce Santiago seconded. Motion passed unanimously.

Resolution 5482

(e) **RDA Term Renewal** – Aaron Anderson’s term is complete. Staff is recommending that the Board pass a resolution recommending the re-appointment of Aaron Anderson for a new term expiring April 28, 2028.

Frank Countess made that motion, Joyce Santiago seconded. Motion passed 7-0. Aaron Anderson abstained.

Resolution 5483

(f) **CDBG Application Authorization**

Every three years an application is submitted. Staff advised the Authority is usually the recipient of approximately \$400,000.00 a year.

Joyce Santiago moved to authorize staff to submit an application for the years 2024, 2025 and 2026, Frank Countess seconded. Motion passed unanimously.

Resolution 5484

VIII. Staff Report

(a) **Penn Market Design Update** – A questionnaire was sent to the vendors. The architectural team is reviewing the responses. The issues are mainly about space and infrastructure. A cost update is expected within six weeks.

(b) **August Meeting**

i. A presentation concerning 594-596 West Princess Street is expected.

ii. A presentation concerning the Hope Street Garden is expected.

IX. Chairman's Report – None. Frank Countess stated he was at Penn Market on Saturday and it was thriving, especially in produce.

X. Adjournment – Meeting adjourned at 4:36 p.m.