

**The Redevelopment Authority of the City of York
Meeting Minutes
May 17, 2023**

I. Call to Order/ Welcome

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

II. Executive Session Announcement

none

III. Public Comment

Ms. Bev Awkward has a stand at Penn Market. She asked when the next time is to hear from the architect. Staff advised in the next couple of weeks. Michael Black announced receipt of a letter from Brian Kreeger.

IV. Minutes of April 19, 2023

Teen Vebares moved to approve them as submitted. Joyce Santiago seconded. Motion passed unanimously.

Resolution 5474

V. Financial Report

General Fund Balance \$672,264.58 (all accounts)

CDBG Balances

Stabilization	\$ 150,000 to be \$248,428.87
Demolition	\$ 185,000 to be \$183,544
Acquisitions	<u>\$ 180,000 to be \$48,953.55</u>
	\$515,000 \$480,926.42

A/R has been updated.

Cash Position was distributed.

Staff advised that lawn mowing on our vacant lots is becoming expensive.

VI. (a.) Statewide

Josh Juffe provided an update on Graybill: A zoning variance was obtained. They met with DEP for residential approval. It appears an agreement looks good. And a Land Development Plan will be submitted after DEP approves.

Northwest Triangle: The City Planning Commission review was last week. It received approval. It will go to City Council in June. Renderings were displayed. They will be sent electronically. An option is possible for the next meeting. The sewer planning module is pending. The NPDES permit is pending. They are finalizing plans for construction. They intend to meet with banks in July or August.

(b.) Sharee McFadden

Sharee McFadden spoke about The City of York Complete Communities Institute and submitted a written packet. The goals are to transform neighborhoods and fight blight. Promote Healthy Living with fresh food and Generate neighborhood wealth.

The components are real estate development deal with vacant, abandoned and blighted properties. Four neighborhoods will be in the Pilot: The Northeast Community, Salem Square, Hannah Penn Community and Downtown.

Joyce Santiago asked how they will choose the next neighborhood. Ms. McFadden advised they are getting feedback now. The Southern area might be on the list.

VII. Ratification of LOI Acceptance –

The West College Avenue Property with Knight Street Capital and negotiate and execute a Redevelopment Agreement with Knight Street Capital or a related LLC created by Knight Street Capital.

Staff advised there have been funding issues. Attempts have been made to banks, guarantors, foundations to no avail. The redeveloper would front the money and then work with the Authority in phases. Dealing with environmental issues, etc. Staff has met with Knight Street Capital of Warwick, Rhode Island and CAM construction of Maryland. There has been great feedback. There is much less risk this way. In order to approve the LOI a phone call was placed to members. The goal is to have a settlement in August. Michael Black stated they are a very responsible developer, and we are excited to have them work with us. Teen Vebares moved to ratify the LOI. Aaron Anderson seconded. Motion passed unanimously.

Resolution 5475

(b.) Penn Market

Brian Kreeger terminated his contract at the last meeting to finish the end of May. Staff has met with Britney Walker, a very good candidate. Working on an agreement. Ms.

Walker was not present and said “thank you for the opportunity”. She is looking forward to this.

Joyce Santiago moved to authorize the agreement. Aaron Anderson seconded. Motion passed unanimously.

Resolution 5476

(c.) York County Land Bank

Has 6 properties in the Northeast neighborhood that has been part of the sale to Think Loud. They went to tax sale and the Land Bank obtained them. There were 5 vacant properties and one structure which is 246 Chestnut. The vacant properties are 215,236,310 and 312 E Walnut St. The total cost is \$9,107.67.

Teen Vebares moved to approve the purchases. Joyce Santiago seconded. Motion passed unanimously.

Resolution 5477

VIII. Staff advised all city meetings are now streaming on YouTube. This was the first.

IV. nothing

Meeting adjourned 4:40pm