

The Redevelopment Authority of the City of York
Meeting Minutes
August 16, 2023

A duly advertised meeting of the Redevelopment Authority of the City of York was held on August 16, 2023, 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 was Joyce Santiago. Teen Vebares, Frank Countess and Aaron Anderson were absent. No quorum was present at the commencement of the meeting.

II. Executive Session Announcement.

Announced that an executive session as held the previous week.

III. Public Comment

None.

Aaron Anderson arrived.

IV. Minutes of July 19, 2022

Motion to Approve was made by Joyce Santiago and seconded by Aaron Anderson after discussion. Passed by a vote of 3-0.

Resolution 5485

V. Financial Report

General Fund Balance \$ 480,731.16

CDBG Balances

Demolition	\$ 198,150.00
Acquisitions	\$ 48,950.00
Stabilization	<u>\$ 159,000.00</u>
	\$ 406,100.00

A Cash Position Statement was submitted.

VI. Presentation by Salem Square Community Association: Ben Jackson gave a presentation and summary of projects and activities taking place at 596 W. Princess Street, including Salem Square Connects (M-W-F 10am to 3pm); trade school for the last 4 to 5 years; covid tests provided along with cold and flu vaccinations, Toys for Tots, National Night Out, 3 Kings connection, barber shop (free haircuts) and wellness clinics, housing assistance through CPC, unemployment assistance, public internet and multiple sponsorships, such as Stop the Violence and Petal for Peace. There have been a number of clean-ups around the neighborhood. King Park beautification with Johnson Controls, Blue Sky Project with Johnson Controls, Gates Project (lighting and repairing breezeway); Championship Center, electrical apprenticeship program, Accountability for Life; food programs. Looking at 220 E. King as an additional location. Also in search of lands in the area for laundromat, maybe at a vacant lot in the area. YMCA is cooperating with Salem Square Community Association on a number of occasions. Interested in buying the Princess Street building – currently owned by RDA. Use of the building is approximately 25 hours a week. 2023 statistics – 500 people received services from Salem Square Community Association. Seeking a one-year or two-year license to remain at the 596 W. Princess Street property.

Motion made by Aaron Anderson to draft a new 2-year license agreement until April of 2025. Joyce Santiago seconded the motion. Motion passed 3-0.

Resolution 5486

VII. Action Items

a. 245 E. Poplar - Property Sale Approval: Motion to negotiate and enter into redevelopment agreements with Maurice White for property at 245 E. Poplar Street (last property RDA has for sale). Rough shape, cat infested. Applicant intends to rent the property after redevelopment.

Motion made by Aaron Anderson to enter into a redevelopment agreement with Maurice White. Seconded by Joyce Santiago. Motion passed 3-0

Resolution 5487

b. CODO 28 Mortgage Satisfaction - RDA is conduit for financing for 26-28 North George Street mortgage and promissory note. CODO 28 LP is selling 26-28 North George Street.

Motion made by Joyce Santiago to adopt a Resolution to execute mortgage satisfaction for the outstanding conduit financing for CODO 28, LP on the 26-28 North George Street property. Seconded by Aaron Anderson. Motion passed 3-0.

Resolution 5488

c. **Green Street Option Request.** Four Square Development presented a request for Option Agreement for the price of \$1,500.00. These are choice building sites. Applicant proposed an affordable housing in 2 phases. There are architectural rendering and a plot plan showing the phases. Proposing 20-23 affordable homes, depending on layout. Will be rentals not homeownership. RDA not prepared to make a commitment on the entire area, only the gravel lot and areas behind the lot at this time. Applicant is more interested in the whole site and is willing to wait to see where the RDA is headed in this area. No decisions have been made regarding this area.

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VIII. Staff Report

- a. Penn Market: Teams meeting was held with the architect. Updated to advise that the design will be 35% complete by end of September and another cost estimate will be presented. The issue is how to close down the market for renovations with the least impact.
- b. Hope Street Learning Lab: Blanda presented their annual report. Advised them to come to September meeting to give update on Hope Street Garden.
- c. Single Property Blight Reduction update: 2 properties have funding in place for repairs – 308 S. George Street and 116 Lafayette – bids are upcoming. Goal is shell (secure the outside), vanilla box and sell them to someone else to finish.
- d. Blight Task Force: 14 properties per month. Blanda reported on the four-step process.
- e. No RDA properties left to sell.

IX. Chair Report

Update on quarterly meetings with City Council – meetings are becoming more positive.

X. Adjourned

The meeting adjourned at 4:39 p.m.