

Redevelopment Authority of the City of York

101 South George Street City Council Chambers

November 15, 2023 – 4:00 PM

About the RDA: *The Redevelopment Authority of the City of York (RDA) is tasked with eliminating blighted properties in the City of York. The purpose of the RDA is to reposition properties for redevelopment so that they comply with building codes and are no longer a blighting influence in their neighborhoods, become economic assets which contribute to the tax base of the City of York, and advance the plan for the appropriate development and use of each neighborhood involved.*

I. Call to Order / Welcome

II. Announcement of Executive Session(s) -None-

III. Public Comment

IV. Approval of Meeting Minutes September 20, 2023 minutes (no October Meeting)

V. Financial Report

a. General Fund Balance (all accounts): \$410,138.87

b. CDBG Balances:

i. Stabilization:	\$92,600	173,500 next year
ii. Demolition:	\$156,459	32,044 next year
iii. Acquisition:	\$24,845	15,000 next year
	\$273,904	\$220,544 next year

VI. Presentations

VII. Action Items

- a. South George Street Option Request** – Authorization to enter into a one-year option agreement for parcels located at 324-324 South George Street for the development of Mixed-use affordable housing with Affordable Housing Advocates for \$500 option fee.
- b. South Queen Street Option Exercise** – Authorization to execute the option and negotiate a Redevelopment Agreement with Affordable Housing Advocates for the property at 254 South Queen Street. *NOTE: Groundbreaking scheduled for Nov 30 at 11:30am*
- c. West Market Street Option Exercise** - Authorization to execute the option and negotiate a Redevelopment Agreement with The Hunter Group, or its affiliated designee, for the property at 462-464 West Market Street.
- d. Property Donation** – Authorize staff to donate 2 vacant parcels located at 215-217 E Walnut Street to the Northeast Neighborhood Association for their use as greenspace and community garden expansion.
- e. Grant Submission Authorization** – Authorize staff (Executive Director/Secretary) to submit an application and work scope for an Industrial Sites Reuse Program (ISRP) grant for environmental assessment and remediation to PA DCED / PA DEP in conjunction with York Realty Partners, LLC for West College Avenue.
- f. Environmental Assessment Proposals** - Authorize staff (Executive Director/Secretary) to execute proposals provided by Element Environmental for Hazardous Materials assessment (\$20,530); Soils/Groundwater Assessment & Act 2 Clearance (\$95,000); Utility Mark-out (\$16,500); and ISRP Grant Assistance (\$1,000) in conjunction with York Realty Partners, LLC for West College Avenue.

g. Blight Certifications and Declaration of Taking –

- i. 21 N Pine (02-024-02-0047)
- ii. 601 Madison (11-344-01-0001)
- iii. 701 York (12-355-02-0001)
- iv. 110 W Cottage (08-158-04-0002)
- v. 38 E South (01-005-02-0049)
- vi. 344 S Pershing (08-150-02-0023)
- vii. 420 W Princess (09-230-05-0005)

h. Authorization to Sponsor Event – Authorize staff to submit payment to Cumberland County Redevelopment Authority for a Bronze Sponsorship of \$250 for their April 9,2024 conference “Reinvesting in Redevelopment”. Sponsorship includes two tickets and RDA logo on all promotion and advertising materials.

VIII. Staff Report

IX. Chairman’s Report

X. Adjournment