

The Redevelopment Authority of the City of York
Meeting Minutes
November 15, 2023

A duly advertised meeting of the Redevelopment Authority of the City of York was held on November 15, 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 4:00 pm. Present were Michael Black, Joyce Santiago, Teen Vebares, and Frank Countess. Aaron Anderson was absent.

II. Executive Session Announcement.

None.

III. Public Comment

None.

IV. Minutes of September 20, 2023 (No October Meeting)

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

Resolution 5493

V. Financial Report

<i>General Fund Balance</i>	\$ 410,138.87	
<i>CDBG Balances</i>		<i>next year</i>
Demolition	\$ 156,459.00	\$32,044.00
Acquisition	\$ 24,845.00	\$15,000.00
Stabilization	<u>\$ 92,600.00</u>	<u>\$173,500.00</u>
	\$ 273,904.00	\$220,544.00

A Cash Position Statement was distributed.

*Staff advised The City has announced due to RDA balance there will not be any funding for the next three years.

VI. Presentation

None.

VII. Action Items

a. 324-326 South George St

Affordable Housing Advocates is requesting a one year option agreement for the development of mixed use affordable housing at a cost of \$500.

Frank Countess moved to authorize a 1 year option at a cost of \$500. Teen Verbares seconded. Motion passed 3-0. Joyce Santiago abstained.

Resolution 5495

b. 254 South Queen St

Affordable Housing Advocates is requesting a option and redevelopment agreement at amounts to be determined.

Teen Verbares moved to authorize an option at amounts to be determined and authorize staff to negotiate a revedelopment agreement. Frank Countess seconded. Motion passed 3-0. Joyce Santiago abstained.

Resolution 5496

c. 462-464 West Market St

Ms. Hunter advised they are looking to develop 15 senior housing units and parking. A draft redevelopment agreement is being reviewed. There are a few questions such as the developer's partner and the project cost. Ms. Hunter was asked about funding sources. She advised that grant news is expected soon. Frank Countress asked who will be the owner of the property at the end of the project. Ms. Hunter stated it will be a single purpose LLC and it will probably be paying taxes.

Joyce Santiago moved to authorize staff to execute an option and negotiate a redevelopment agreement with The Hunter Group or its affiliated designee for the property at 462-464 West Market Street., Teen Verbares seconded. Motion passed 3-0. Frank Countess abstained.

Resolution 5497

d. 215-217 E. Walnut St

Northeast Neighborhood Associates is requesting these vacant parcels be donated to them for their use as a green space and community garden expansion due to their current location.

Joyce Santiago moved to donate the properties to the Northeast Neighborhood Associates. Frank Countess seconded. Motion passed unanimously.

Resolution 5498

e. ISRP Grant

York Realty Partners LLC is applying for a grant for West College Avenue for environmental assessment and remediation.

Teen Verbares moved to authorize staff to submit the application. Joyce Santiago seconded. Motion passed unanimously.

Resolution 5499

f. Environmental Assessment Proposal

York Realty Partners, LLC is proposing to contract with Element Environmental for Hazardous Materials assessment at a cost of \$20,530.00, for soils/groundwater Assessments and Act 2 clearance at a cost of \$95,000.00, utility mark-out at a cost of \$16,500.00 and with ISRP grant Assistance at a cost of \$1000.00 with the Authority upon receipt of the ISRP grant for West College Avenue.

Frank Countess moved to approve the agreement. Teen Verbares seconded. Motion passed unanimously.

Resolution 5500

- g.** City Blight Coordinator Monty McMillen advised 12 properties received blight letters; 5 appealed to the Consolidated Board of Appeals. 7 are here for certification of blight and eminent domain authorization. Joyce Santiago moved to certify the following properties as blighted: 21 N Pine, 601 Madison, 110 W Cottage, 38 E South St and 420 W Princess. Frank Countess seconded. Motion passed unanimously.

Resolution 5501

Teen Verbares moved to authorize staff to proceed with a declaration of taking for 21 N Pine, 110 W Cottage, 38 E South and 420 W Princess. Joyce Santiago seconded. Motion passed unanimously.

Resolution 5502

- h. Staff is requesting \$250.00 for the Cumberland County Redevelopment Authority April 9, 2024 conference.

Joyce Santiago moved to approve the expenditure. Teen Verbales seconded.
Motion passed unanimously.

Resolution 5503

VIII. Action Items

1. Penn Market – The architect is doing a very good job with the plans.
2. Vacant lots. We are receiving more interest.

Frank Countess asked about the Northwest Triangle. Staff advised they are talking about a groundbreaking in March. Plans are being reviewed by the City. 140 units are planned for Phase I and 18-20,000 square feet of retail space.

IX. Staff Report

None

X. Chair Report

None

XI. Adjourned

The meeting adjourned at 4:54 p.m.