

The Redevelopment Authority of the City of York
Meeting Minutes
September 20, 2023

A duly advertised meeting of the Redevelopment Authority of the City of York was held on September 20, 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 August 16, 2023

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

Resolution 5489

V. Financial Report

<i>General Fund Balance</i>	\$ 480,853.82
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<i>Funds Receivable</i>	\$ 297,107.00
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CDBG Balances

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

A Cash Position Statement was submitted.

VI. Presentation

a. 1 N. George LLC

Stephen Teachout spoke. It has been about a year since closing. He has been busy with the property, including having cleaning duties. He is still discussing options but most all of the systems need to be replaced – Mechanical, HVAC, Electrical. It is a building over 100 years old. The elevators are defunct and even the shafts are not usable. The main building has a 40” ceiling. He wants to merge all three buildings. Also he wants to create a second level access – like a mezzanine. The main use will be a restaurant. Sketches were displayed; robots will be involved.

At this point the building has been stripped. An environmental company came in and removed all the asbestos. The 1964 facade on the front may be torn out. Wider doors are needed for access. He is traveling around the country looking for ideas.

He has hired Warehaus for design work, Warfel Construction; and an Engineering group in Baltimore for a structural engineer. He is opening a pizza shop in Lancaster to help train people.

Travis Kepler from Warehaus spoke about listing all the needs of the building in order to get a budget.

Mr. Teachout said he hopes to break ground in 13 + months. He likes working with the City and the Redevelopment Authority.

Michael Black thanked him for the presentation.

VII. Action Items

- a. Green Street** – Brianne Lindstrom of Four Squares Development advised she has spoken with staff and more work has been done on this since August. The work will be done in phases. There will be a mix of affordable housing on the site. There are 10 parcels. They are seeing a six-month option at this time. Price will be determined later. Teen Vebares seconded. Motion passed unanimously.

Resolution 5490

- b. 554, 556, 558 Salem Ave** – The Redevelopment Agreement needs to be extended in order to have the 3 properties completed. They are working with the City. There was an issue with permits. Everything is going well now.

Teen Vebares moved to amend the Redevelopment Agreement with Four Squares Development for all three parcels to April 30, 2024. Frank Countess seconded. Motion passed unanimously.

Resolution 5491

- c. **254 S. Queen St** – There is an option agreement in place with Affordable Housing Advocacy. There have been some staff changes. Drawing and plans have now been submitted. An extension to January 31, 2024 is requested. Teen Vebares moved to extend the option to January 31, 2024. Frank Countess second. Motion passed 3-0. Joyce Santiago abstained.

Resolution 5492

VIII. Staff Report

1. Developers are now showing interest in our vacant lots.
2. The Hunter Group is working with a partner for 462-464 West Market.
3. Dentsply. We hope we will be able to make an announcement soon.

IX. Chair Report

The Chairman thanked staff for all their hard work on the last item.

X. Adjourned

The meeting adjourned at 4:32 p.m.