

Redevelopment Authority of the City of York

101 South George Street City Council Chambers

May 15, 2024 – 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) *May 8, 2024 to discuss real estate transactions*

III. Public Comment

IV. Approval of Meeting Minutes *February 21, 2024 minutes*

(March and April 2024 meetings were cancelled)

V. Financial Report

a. General Fund Balance (all accounts): **\$203,870.07**

b. CDBG Balances:

<i>i.</i> Stabilization:	\$434,374.15
<i>ii.</i> Demolition:	\$0.00
<i>iii.</i> Acquisition:	\$0.00

VI. Presentations NONE

VII. Action Items

a. Reallocation of CDBG Funds – Motion to request that Bureau of Housing Services re-allocate \$50,000 back to demolition allocation of CDBG funding so that those funds may be used for any demolition needs. *(NOTE: This would be a modification of City Council Bill 8, Ordinance 9 (2024) which combined all funds into Stabilization)*

b. Use of Vacant Lot – Motion to approve the request from Cornerstone Baptist Church of 250 W King Street to use the vacant lots at Newberry & Princess Streets for a community outreach event on July 27, 2024 from 9am to 3pm, pending the receipt of a signed liability waiver and naming the RDA as additional insured on coverage.

c. Authorization to Execute – Motion to authorize Michael Black, RDA Chairman to execute documents as needed for the previously discussed College Avenue bridge replacement. This will be a payment to the RDA for \$8,400 for right-of-way (\$2,600) and temporary easement (\$5,800). See attached Resolution as required by PennDOT.

d. Authorization to Execute – Motion to authorize Chairman or Executive Director to execute Subgrantee Agreement with The City of York, as developed by its ARPA Consultants, Anser Advisory, for the receipt of \$550,000 of funding for Blighted Property Acquisition as passed by City Council in Bill 53 of 2023.

e. Ratification of Purchase - Motion to ratify the authorization to purchase Parcels 09-230-05-0046 and 09-230-05-0045 located at 224-226 and 228 South Penn Street for \$170,000.

f. **Redevelopment Agreement** - Authorize staff to enter in to a redevelopment agreement for the stabilization or demolition and potential rebuilding of 175 Lincoln Street (13-443-02-0008.00), which property was recently conveyed to the RDA with Kenneth Ramos of 177 Lincoln Street.

g. **RDA Single Property Blight Designation Certifications** –

- i. 144 East Philadelphia Street – 02-022-01-0045.00 – Cabrera, Pedro
- ii. 455 South George Street – 01-005-02-0020.00 – Hunter, Walter & Mabel
- iii. 590 Salem Avenue – 09-227-06-0031.00 – Weinbrom, Daniel
- iv. 312 West Jackson Street – 08-175-05-0006.00 – Case, Todd
- v. 343 South Sherman Street – 12-416-14-0052.00 – Aliaga, Valerie & Raul c/o Murray, Leroy
- vi. 421-423 West Hope Avenue - 09-230-05-0093.00 – American Hepatitis Assoc.

VIII. Staff Report

a. **Project updates**

- i. **110 W Cottage**
- ii. **630 South Pine**
- iii. **Northwest Triangle**
- iv. **Dentsply**
- v. **Penn Market**
- vi. **Fresh Food Revolving Loan Fund**
- vii. **City ARPA Affordable/Veterans Rental Housing Grant**
- viii. **Commonwealth Blight Remediation Grant**

IX. Chairman’s Report

X. Adjournment

May 15, 2024

Resolution _____

BE IT RESOLVED that the transaction herein referred to, being herewith approved, that Michael J. Black, Chairman, is hereby directed, authorized and empowered to execute, acknowledge and deliver such documents, instruments and papers and perform such acts as may be legally, properly and reasonably required or necessary for the administration of the Agreements with York County Board of Commissioners in regards to SR 7301, York County Bridge Number 81 as approved by this Board on February 21, 2024 in Resolution 5521 for the Just Compensation of \$2,600.00 for direct damages and \$5,800.00 for a temporary construction easement at Parcel ID 09-232-04-0016.00 known as 245 South Newberry Street.

I, Blanda E. Nace, Secretary of the Redevelopment Authority of the City of York, a Pennsylvania redevelopment authority, CERTIFY that the foregoing is a true copy of a resolution as it appears in the records of the corporation and was duly and legally adopted at a meeting of the Board of Directors of the authority called for that purpose and held on March 5, 2019, pursuant to and in accordance with the by-laws thereof; that it has not been modified, amended or rescinded, and is in full force and effect as of the date hereof.

Dated: May 15, 2024

Blanda E. Nace, Secretary

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