

The Redevelopment Authority of the City of York
Meeting Minutes
January 17, 2024

A duly advertised meeting of the Redevelopment Authority of the City of York was held on January 17, 2024, 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 Aaron Anderson, Frank Countess, Joyce Santiago and Hannah Beard.
Michael Black welcomed Hannah Beard as a new board member.

II. Executive Session Announcement.

There was an Executive Session on January 10, 2024, to discuss the buying and selling of real estate.

III. Public Comment

None.

IV. Minutes of December 20, 2023

Joyce Santiago moved to approve them as distributed. Hannah Beard seconded the Motion. The Motion passed unanimously.

Resolution No. 5509

V. Financial Report

<i>General Fund Balance</i>	\$ 501,215.43
 <i>CDBG Balances</i>	
Stabilization	\$ 266,100.00
Demolition	\$ 188,503.00
Acquisition	\$ <u>39,845.00</u>
	\$ 494,448.00

A cash position statement was distributed.

VI. Presentations

None.

VII. Action Items

- a. **Authorization to Purchase** – 246 Chestnut – Hayley and Randy Durkee (Cedar Hill Property Services, LLC) are asking to purchase 246 Chestnut for \$1,500. They have a very good track record of their renovation work. They have an estimated budget of \$45,000. This will be a rental.

Joyce Santiago moved to approve the sale on the usual terms. Michael Black seconded the Motion. The Motion passed unanimously.

Resolution No. 5510

- b. **Authorization to Purchase** – 278 – 280 Cottage Hill Road – Vaughn and Lori Rimel wish to purchase these three vacant lots for \$1,500 each. They intend to reverse subdivide them and create four lots. They intend to construct modular buildings, first as rent, then to own. It will be affordable housing. The City Zoning Offices and the Building Code Offices are agreeable with the concept.

Michael Black asked if plans will be submitted to the Authority for review. They answered yes.

Frank Countess asked if they will sit on concrete. The answer was yes, but with a proper foundation. He also asked if this has been done elsewhere. They did not know.

Parking was discussed. They are still working on the plans, and they will determine dimensions.

Frank Countess moved to approve the sale with the usual terms of \$4,500.

Joyce Santiago seconded the Motion. The Motion passed unanimously.

Resolution No. 5511

- c. **Authorization to File Suit** – 312 South Penn Street
This property was sold to Calvin Garvey in 2019, and nothing has been done to the property, despite the deed restrictions. Aaron Anderson moved to approve the filing of a reverter action to obtain title of the property.

Joyce Santiago seconded the Motion. The Motion passed unanimously.

Resolution No. 5512

- d. **2019 Audit** – This is separate from the City’s audit, but will be combined due to the Authority being a component unit of the City financially. There were no negative findings. The Board acknowledged the good work staff has done.

Joyce Santiago moved to accept the audit. Aaron Anderson seconded the Motion. The Motion passed unanimously.

Resolution No. 5513

- e. **Seller Agency Listing Agreement** – Staff believes this would result in a better chance of public awareness of Authority properties for sale. Jason Phillips of Coldwell Banker Realty, who lives in the City is offering a 5% commission for every property sold for \$50,000 and over and a flat \$2,500 for properties under \$50,000.00. Staff advised we will start with vacant properties, then look at structures.

Frank Countess thanked Mr. Phillips for his interest.

Joyce Santiago moved to approved the agreement. Frank Countess seconded the Motion. The Motion was passed unanimously.

Resolution No. 5514

- f. **Strategic Planning** – CBY has made a proposal for a new plan. The last one was in 2017. Many things have changed and staff is recommending this. The cost will be \$18,500 in two installments – half at the beginning – half at the end. The work will begin in February until March and a draft report should be in April.

Michael Black asked if the community at large will be interviewed. Staff advised a list is being developed. Michael Black stated he was in favor.

Joyce Santiago moved to approve the agreement. Michael Black seconded the Motion. The Motion passed unanimously.

Resolution No. 5515

VIII. Staff Report

- 1.) Staff referenced two recent newspaper articles about the Dentsply acquisition. The entire process began August 6, 2020, and concluded December 31, 2023.
- 2.) The floor plan for Penn Market was distributed. HVAC is next, then costs, then lease rates.
Frank Countness asked about the grocery-store concept. Staff advised there were two missing components to the idea with the current vendors.

IX. Chairman's Report

Michael Black stated congratulations are in order for the Dentsply project on finishing the acquisition. We will work with the developer for the best uses of the property.

Joyce Santiago also stated her congratulations.

X. Adjourned

The meeting adjourned at 4:41 p.m.