

The Redevelopment Authority of the City of York
Meeting Minutes
February 21, 2024

A duly advertised meeting of the Redevelopment Authority of the City of York was held on February 21, 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 Frank Countess, Joyce Santiago and Hannah Beard. Aaron Anderson was absent.

II. Executive Session Announcement

An Executive Session was held on February 14, 2024, to discuss the buying and selling of real estate.

III. Public Comment

None.

IV. Minutes

The Minutes the of January 17, 2024, Meeting – Joyce Santiago moved to approve them as distributed. Frank Countess seconded the motion. The motion passed unanimously.

Resolution No. 5516

V. Financial Report

<i>General Fund Balance</i>	\$ 458,184.53
<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. Staff advised a profit and loss statement will be prepared for the last couple of years. Frank Countess asked about the purpose of it and the timeframe, plus if there will be one for Penn Market. Staff advised yes to Penn Market.

VI. Presentations

None.

VII. Action Items

- a. **Contract** – The Authority has obtained a blight remediation grant from the State for \$280,000.00. Two important properties – 308 South George Street and 115 Lafayette Street are in need of stabilization, including a roof and other matters. One bid was received. It was from Kingdom Builders and Restoration. The total bid was for \$196,000. Staff is looking for other projects for the remaining funds.

Frank Countness asked if the renovations will include electrical, plumbing and air conditioning. The answer was no.

Joyce Santiago moved to approval/entering into the contract. Hannah Beard seconded the motion. The motion pass unanimously.

Resolution No. 5517

- b. **Restrictive Covenant Amendment** – 55 West Philadelphia Street was conveyed to 1895 Federal Building, LLC, who has now found a buyer and both wish to extend the restrictive covenants to December 30, 2030.

Joyce Santiago moved to approve the agreement. Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5518

- c. **594-596 West Princess Street** - These properties have apartments and can be rented. York Housing Authority can make them HOME compliant. They will manage for 8% and be in charge of maintenance.

Frank Countness moved to approve the Property Management Agreement.

Joyce Santiago seconded the motion. The motion passed unanimously.

Resolution No. 5519

- d. **31-33, 37, 39, 41, 43 Home Way**–The soon-to-be-owner of a business at 350 East Clarke Avenue is offering to purchase the 5 lots on Home Way.

The lots are shallow and are not suitable for building. His offer is \$7,500 for these lots.

The discussion centered around requirements that the sale is contingent on the purchase of the property and business at 350 East Clarke, with a right of first refusal of all parcels at the current price in the event the business or building are sold, repairing the building at 350 East Clarke in terms of ivy growth, window repair, etc., and comply with all City Ordinances.

Joyce Santiago moved to approve the sale on those terms. Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5520

- e. **West College Avenue at 245 South Newberry** – The County of York is planning on making improvements to the bridge at this location. It is offering \$5,800 for a temporary easement and \$2,600 in direct damages for a total of \$8,400. Frank Countness asked if this was a buildable lot. The answer was no.

Joyce Santiago moved to approved the agreement. Frank Countness seconded the motion. The motion was passed unanimously.

Resolution No. 5521

- f. **RDA Minimum Price Policy** – \$1,500 has been the minimum sales price for a property since 2019 (Res #5352). The minimum option price has been \$500. Staff is proposing changing the minimum sales price to \$5,000, and the minimum option price to \$1,000, and the Board retains the ability to modify the terms and negotiate as it sees fit.

Joyce Santiago moved to approve these changes. Frank Countness seconded the motion. The motion passed unanimously.

Resolution No. 5522

VIII. Staff Reports

- 1.) NWT– Statewide met with the City Traffic Safety Committee today. Things are going well. They are looking at a June or July groundbreaking. They are in earnest discussions with a lender. There will be 139 units in Plase I.
- 2.) Penn Market – The construction drawing is expected in mid March, which should include cost estimates. A shortfall from the grant to the expenses is expected.

3.) Simon Camera – South Pine Street – Two apartments have been created. The roof is done and the interior cleaned up. They are looking at 12 apartments on each of the two floors. There is plenty of parking.

4.) 215-217 Walnut is ready to be conveyed to the Northeast Neighborhood Association.

IX. Adjourned

The meeting adjourned at 4:30 p.m.