

Redevelopment Authority of the City of York

101 South George Street City Council Chambers

October 16, 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) *October 9, 2024 to discuss real estate transactions*

III. Public Comment

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

V. Financial Report

a. General Fund Balance (all accounts): **\$670,042.44**

b. CDBG Balances:

i. Stabilization: **\$398,704.15**

ii. Demolition: **\$0.00**

iii. Acquisition: **\$0.00**

VI. Presentations NONE

VII. Action Items

a. Redevelopment Agreement – Motion to enter into a Redevelopment Agreement with Lloyd Graham for 326 Wallace Street due to expiration.

b. Ratification of Contract Execution – Ratification of authorization to execute documents for settlement for the Northwest Triangle settlement, per electronic vote on September 17, 2024: *“Whereas the Redevelopment Authority has entered into a Redevelopment Agreement with Statewide Partners for redevelopment activities in the area known as the Northwest Triangle, and Whereas Statewide Partners has indicated their desire to have settlement on the first phase of the project, Now therefore be it resolved that the Chairman and the Executive Director of the Redevelopment Authority are hereby authorized to execute any and all documents related to the property transfer from the Redevelopment Authority to Statewide Partners or their affiliated entity, NWT, LLC for the purposes as outlined in said Redevelopment Agreement.”*

c. Ratification of Grant Applications – Ratification of two grant applications, per electronic votes on September 30, 2024. One for the RDA to apply for Commonwealth Local Share Account funds (LSA): *“Be it RESOLVED that the Redevelopment Authority of the City of York of York County hereby request a Statewide Local Share Assessment grant of \$1,000,000.00 from the Commonwealth Financing Authority to be used for RENOVATIONS TO PENN MARKET. Be it FURTHER RESOLVED that the Applicant does hereby designate Michael Black, Board Chair and Blanda Nace, Executive Director the officials to execute all documents and agreements between the Redevelopment Authority of the City of York and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.”*

and

Be it RESOLVED that the Redevelopment Authority of the City of York of York County hereby request

a Local Share Account Category IV grant of \$43,335.00 from the Commonwealth Financing Authority to be used for community nonprofit York XL Corporation's Neighborhoods Built by Neighbors project pre-development planning. Be it FURTHER RESOLVED that the Applicant does hereby designate Michael Black, Board Chair and Blanda Nace, Executive Director the officials to execute all documents and agreements between the Redevelopment Authority of the City of York and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.”

- d. Creation of Deposit Accounts** – Motion to open Certificates of Deposit for the terms, rates and financial institutions shown below, with Michael Black and Blanda Nace as authorized signers.

Presence Bank – 6 months at 4.75% for \$200,000

Fulton Bank – 13 months at 4.40% for \$150,000

Traditions Bank – 24 months at 4.15% for \$50,000

- VIII. Staff Report**
- IX. Chairman’s Report**
- X. Adjournment**