

The Redevelopment Authority of the City of York
Meeting Minutes
February 19, 2025

A duly advertised meeting of the Redevelopment Authority of the City of York was held on February 19, 2025, 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, and Hannah Beard. Joyce Santiago was absent.

II. Future Meeting Announcement

All meetings will continue to be at the 3rd Wednesday of each month at 4:00 p.m. in City Council Chambers at 101 South George Street, York, PA 17401. Agendas will be posted at www.RDAYorkCity.org.

III. Executive Session Announcement

None.

IV. Public Comment

None.

V. Minutes

The Minutes of January 15, 2025 were presented.

Frank Countess moved to approve the Minutes as distributed.

Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5553

VI. Financial Report

A cash position statement was distributed. A discussion about Penn Market finances ensued. Accounts receivable projects were discussed.

CDBG Balances

Stabilization	\$ 350,854.15
Demolition	\$ 0.00
Acquisition	<u>\$ 0.00</u>
	\$ 350,854.15

VI. Presentations

None.

VII. Action Items

- a. **116 Lafayette Street and 308 South George Street** – These properties were in line for a state grant with a contractor but the contractor could not meet the timeline. There is now a new contractor/developer ready – Quick Holdings, LLP.

Frank Countess moved to approve entering into a Redevelopment Agreement with a price of \$10,000 each.

Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5554

- b. **475 West Philadelphia Street, 480 West Philadelphia Street, 482 West West Philadelphia Street, 484-486 West Philadelphia Street, and 145 Hartley Street** – These were the subject of a transaction on behalf of Lifepath, where the Authority will own and hold the properties on behalf of Lifepath while they undertake construction. Prior to the settlement, an e-vote was taken, which authorized Michael Black to execute necessary documents for the transaction with Blanda Nace as Secretary.

Visuals were shown as to the property locations.

Frank Countess moved to ratify the email vote of authorization.

Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5555

VIII. Staff Reports

- 1.) The City owns Lot 11 and the Authority owns 211 and 213 South Howard Street and 134, 136, 138 and 140 East Princess Street. A joint RFP will be issued for all these properties to see what developers might propose, possibly for housing or for senior housing.

Dylan Bauer suggested the Board review the Mayor Bracey Plan for this area.

- 2.) NWT – Statewide's construction is proceeding.

- 3.) Dentsply Update – A new Pennsylvania grant is being considered.

- 4.) Penn Market – A 95% construction drawing has been finalized, and preparations are being made for pricing. Grants are being explored. Frank Countess asked about financial capabilities. Right now, a 2 ½ to 3 million shortfall exists for construction. After other possibilities, local foundations are being considered.

X. **Chairman Report** – None.

XI. **Adjourned**

The meeting adjourned at 4:35 p.m.