

The Redevelopment Authority of the City of York
Meeting Minutes
January 15, 2025

A duly advertised meeting of the Redevelopment Authority of the City of York was held on January 15, 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, Joyce Santiago and Hannah Beard. Aaron Anderson 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

An executive session was held on January 8, 2025, to discuss the buying and selling of real estate.

IV. Public Comment

None.

V. Minutes

The Minutes of October 16, 2024, were presented. There were no meetings in November or December, 2024.

Joyce Santiago moved to approve the Minutes as presented.

Frank Countess seconded the motion. The motion passed unanimously.

Resolution No. 5551

VI. Financial Report

General Fund Balance
All Accounts

\$ 640,990.19

There are three Certificates of Deposit (CDs) within that amount.

CDBG Balances

Stabilization	\$ 355,134.15
Demolition	\$ 0.00
Acquisition	\$ 0.00
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	\$ 353,134.15

VII. Presentations

None.

VIII. Action Items

- a. **License Agreement** – The License Agreement with York Fresh Food Farms for the four areas expired on December 31, 2024. Staff is proposing a three-year renewal of the four areas. Two have access to York Water and two capture rain water.

Hannah Beard moved to approve a three-year agreement ending December 31, 2027.

Frank Countess seconded the motion. The motion passed unanimously.

Resolution No. 5552

IX. Staff Reports

- 1.) Staff discussed the potential of the Authority holding title for nonprofits where important community development projects are involved.
Frank Countess asked if the Authority could use its funds for capital projects and development. The answer was yes;
- 2.) Penn Market Design Update – 90% construction drawings were received and reviewed. There are schematics and financial information. There is a large monetary shortfall in the projection.
Joyce Santiago asked if the Penn Market was eligible for USDA funding. Staff answered yes.
Frank Countess asked if staff has approached local foundations. Staff advised not yet. Staff is considering Historic Tax Credits and also RACP funds. Frank Countess advised that the History Center decided not to use Historic Tax Credits. Dylan Bauer of Royal Square advised he believes Historic Tax Credits for this project could be worth \$1M. He also referenced Historic Tax Credits.

3.) Northwest Triangle (Heritage Crossings) – Footers have been poured. We can expect an update in the spring.

4.) Dentsply – The City Planning Commission and the City Zoning Hearing Board have approved a subdivision plan for the parking lot for housing. There will be 62 townhouses. They will be for sale and not rentals. This summer there will be environmental work onsite.

X. **Chairman Report** – Chair announced the receipt of the resignation of Aaron Anderson, who stated that he had too many obligations to devote to the Authority. Everyone expressed their appreciation for all of his years of service and wished him the best.

XI. **Adjourned**

The meeting adjourned at 4:33 p.m.