

**The Redevelopment Authority of the City of York**  
**Meeting Minutes**  
**October 16, 2024**

A duly advertised meeting of the Redevelopment Authority of the City of York was held on October 16, 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**

Michael Black announced an Executive Session occurred on October 9 to discuss buying and selling of real estate.

**III. Public Comment**

None.

**IV. Minutes**

The Minutes of the August 21, 2024, Meeting

Frank Countess moved to approve them as distributed.

Joyce Santiago seconded the motion. The motion passed unanimously.

Resolution No. 5545

**V. Financial Report**

|                             |               |
|-----------------------------|---------------|
| <i>General Fund Balance</i> | \$ 670,042.44 |
| <i>All Accounts</i>         |               |

*CDBG Balances*

|               |               |
|---------------|---------------|
| Stabilization | \$ 398,704.15 |
| Demolition    | \$ 0.00       |
| Acquisition   | \$ 0.00       |

\$1,068,746.50

A cash position statement was distributed.

Staff advised the maintenance bill just arrived and is just under \$6,000.00. The School District Tax bill reimbursement for Dentsply arrived.

Four Squares has paid their option fees for the two options totaling \$3,000.00.

NWT, LLC settlement occurred and Statewide paid the full parcel amount.

Michael Black had a question about the cash statement regarding the status of the Fresh Food Fund at \$97,000.00. Staff advised there are two to three loans now. This is a backstop fund for restaurants, which is good for the City's economic development.

## **VI. Presentations**

None.

## **VII. Action Items**

- a. **326 Wallace Street** – The previous developer, Terry Ziegler, has died. His friend, Lloyd Graham, had been helping him and now wants to finish the project himself. Staff had reviewed his status and is recommending the new agreement.

Joyce Santiago moved to approve entering into a Redevelopment Agreement with Lloyd Graham.

Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5546

- b. **NWT, LLC Contract Execution** – Just prior to settlement, a motion was required and authorizing all appropriate signatures. An e-vote was taken on September 17, 2024 and settlement occurred. Staff is now requesting a formal ratification of the e-vote.

Joyce Santiago moved to approve the ratification.

Hannah Beard seconded the motion. The motion passed 3-0. Frank Countess abstained.

Resolution No. 5547

- c. **Grant Applications** – Two e-votes were taken on September 30 for grants. Ratification is now required.

Frank Countess moved to authorize the Chairman and Executive Director to execute all necessary documents and agreements between the RDA and Pennsylvania Commonwealth Financing Authority for a \$1,000,000 grant for Penn Market.

Joyce Santiago seconded the motion. The motion passed unanimously.

Resolution No. 5548

- d. Joyce Santiago moved to authorize the Chairman and Executive Director to execute all necessary documents and agreements between the RDA and the Pennsylvania Commonwealth Financing Authority for a grant of \$43,335 for the community non-profit York XL Corporation's Neighborhood Built by Neighbors Project.

Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5549

- e. **Certificates of Deposit** – Staff advises not all of the Authority's funds are needed for immediate use. Proposed are three certificates of deposit:

1. Prescence Bank – Six (6) months at 4.75% for \$200,000;
2. Fulton Bank – Thirteen (13) months at 4.40% for \$150,000;
3. Traditions Bank – Twenty-four (24) months at 4.15% for \$50,000

Staff advised funds are still available for other projects.

Hannah Beard moved to approve the purchases.

Joyce Santiago seconded the motion. The motion was passed unanimously.

Resolution No. 5550

**VIII. Staff Reports**

- 1.) Settlements are coming up for 312 South Penn;
- 2.) 302 South Penn was renovated under agreement;
- 3.) 701-703 Prospect is pending and
- 4.) 245 East Cottage is pending.

**IX. Chairman Report** – Thanks for all for attending the NWT groundbreaking. It should be a transformative project for the City.

**X. Adjourned**

The meeting adjourned at 4:17 p.m.