

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

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

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 March 12, 2025 to discuss the buying and selling of real estate.

IV. Public Comment

None.

V. Minutes

The Minutes of February 19, 2025 were presented.
Frank Countess moved to approve the Minutes as distributed.
Joyce Santiago seconded the motion. The motion passed unanimously.

Resolution No. 5556

VI. Financial Report

A cash position statement was distributed and discussed. \$10,000 to \$12,000 were spent for utilities at Penn Market. A profit and loss statement was distributed and discussed.

CDBG Balances

| | |
|---------------|----------------|
| Stabilization | \$ 375,254.15 |
| Demolition | \$ 0.00 |
| Acquisition | <u>\$ 0.00</u> |
| | \$ 375,254.15 |

A question was raised about maintenance costs: mowing and snow removal. This usually goes up for bid in November.

VII. Presentations

Anthony Moore of Four Squares Development and Construction spoke about West Hope and Green Avenue Housing. Their Option Agreement has expired. They have performed their due diligence, had a Phase I Environmental Study done, and a Land Development Plan was prepared by RGS. Project design will be by Murphy & Diffenhafer. The City Zoning Hearing Board has approved variances. He is asking for the purchase price to be determined. Frank Countess advised he will be abstaining and asked about the YCDC. Mr. Moore said they have \$3M from City ARPA funds, \$2.4 M from their lender and YCDC is helping raise engineering and design costs.

VIII. Action Items

- a. Joyce Santiago moved to authorize staff to negotiate and execute a Redevelopment Agreement for 14 lots at 420 through 446 West Hope Avenue with Four Squares Development and Construction.

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

Resolution No. 5557

- b. **Graybill (200 and 304 North Broad Street)** – This area is 1 ½ plus acres. Statewide has obtained zoning approval. They plan on building attainable housing – neither market rate nor subsidized. An environmental request is pending before the DEP. It was submitted around March 1. DEP has 90 days to respond.

Joyce Santiago moved to authorize staff to negotiate and execute a Redevelopment Agreement for the two lots at 200 and 304 North Broad Street with Statewide Partners.

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

Resolution No. 5558

- c. **Downtown First Awards** – The Authority has been approached to sponsor an award for \$1,000. Hannah Beard explained. Frank Countess states this was an outgrowth of our strategic plan. He moved to approve the sponsorship.

Joyce seconded the motion. It passed 3-0. Hannah Beard abstained.

Resolution No. 5559

IX. Staff Reports

- 1.) NWT – Much progress was shown. Steel will be in April.
- 2.) Inventory – A detailed sheet was distributed. In 2016, the Authority owned 300 parcels. The Authority now has 144 parcels and 62 are under agreement for a total of 206. Basically the Authority has one parcel for sale, and there has been a recent inquiry on that. A full review of all parcels was made.

X. Chairman Report – None.

Mr. Moore from Four Squares Development and Construction spoke. The initial plan was for 14 parcels. They would like 24 more lots, and to know how to go about that plan since the option has expired. Staff advised that it should start with a plan of some kind.

XI. Adjourned

The meeting adjourned at 4:34 p.m.