

The Redevelopment Authority of the City of York
Meeting Minutes
May 21, 2025

A duly advertised meeting of the Redevelopment Authority of the City of York was held on May 21, 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 Melissa Rosario. Hannah Beard 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 May 14, 2025 to discuss the buying and selling of real estate.

IV. Public Comment

None.

V. Minutes

The Minutes of March 19, 2025 were presented. The April meeting was cancelled.

Joyce Santiago moved to approve the Minutes as distributed.
Frank Countess seconded the motion. The motion passed unanimously.

Resolution No. 5560

VI. Financial Report

A cash position statement was distributed.

GENERAL FUND	\$ 617,317.47
<i>CDBG Balances</i>	
Stabilization	\$ 368,254.15
Demolition	\$ 0.00
Acquisition	\$ 0.00
	<u>\$ 985,571.62</u>

Michael Black asked about accounts receivable. Staff advised he will ask about South Hartley project. South Pine Street is getting ready for sale. The Cottage Hill properties are selling.

VII. Presentations

None.

VIII. Action Items

- a. **324-326 South George Street** – Affordable Housing Advocates are requesting a six-month extension of the Option Agreement. They will pay a fee of \$500.00, which can be applied to the purchase price.

Melissa Rosario moved to approve the extension.

Frank Countess second the motion. The motion passed 3-0. Joyce Santiago abstained.

Resolution No. 5561

- b. **559 West Clarke Avenue** – Reverend Lisa Glenn's organization has 549 West Market Street. She is requesting a license agreement for a community garden. Staff discussed having a raised garden bed box due to potential soil contamination. The Authority has over 50 parcels that are garden lots. There was discussion about transferring ownership.

Joyce Santiago moved to approve entering into a license agreement of 559 West Clarke Avenue on the usual terms ending December 31, 2025, or in the alternative, sell the property for \$5,000.

Frank Countess seconded the motion. The motion passed unanimously.

Resolution No. 5562

- c. **Penn Market** – Britney Walker has been doing a very good job as the Manager. She is being paid \$2,750 per month. After discussion, Melissa Rosario moved to reinstate and amend the Manager of Services Agreement starting January 1 by increasing the compensation to \$3,000 a month, running until December 31, 2026.

Frank Countess seconded the motion. The motion passed unanimously.

Resolution No. 5563

- d. **Redevelopment Authority Board** – With a Vice-Chair vacancy, it is being suggested that Frank Countess become Vice Chair and Joyce Santiago become Treasurer.

Melissa Rosario moved to approve that as a Resolution.
Joyce Santiago seconded the motion. The motion passed unanimously.

Resolution No. 5564

- e. **Presence Board CD** – The Authority placed \$200,000. The amount now is \$202,352.61. There was discussion about reviewing the CD or placing the funds into a money-market account, which will result in a slightly less return, but will be available for use.

Melissa Rosario moved to put the funds in a money-market account.

Joyce Santiago seconded the motion. The motion passed unanimously.

Resolution No. 5565

- f. **30 South Howard** – This is a property with 13 parcels as condominiums. The property was certified as blighted and the Authority authorized the filing of a Declaration of Taking on June 16, 2021. The property is still blighted.

Melissa Rosario moved to recertify the property as blighted and authorized staff to proceed with the filing of a Declaration of Taking for the property.

Frank Countess seconded the motion. The motion passed unanimously.

Resolution No. 5566

IX. Staff Reports

- a. I. Heritage Crossing, (f/k/a NWT) has steel ready. They are working on the next phase of the development plan. There will also need to be rail-trail coordination.
- II. Penn Market – The construction-bid package will be ready soon. There will be alternatives in it. There still needs to be some work on funding.

III. Dentsply – The developer is working with First Energy and Pa. Water for energy issues. There may be an initial water study with First Energy. Design work is ongoing. They are also looking at grants.

IV. Cottage Hill Road [272278] – Three parcels have been developed with access to Union Street. The units are 600 square feet with two bedrooms with one bath. He listed each for \$124,900. Six offers were received within hours. He sold two.

X. Chairman Report – The Chair gave a presentation about the Authority at York Rotary last week. He is pleased to advise that a majority of the Authority board is now composed of women and people of color.

XI. Adjourned

The meeting adjourned at 4:44 p.m.