

**The Redevelopment Authority of the City of York**  
**Meeting Minutes**  
**February 18, 2026**

A duly advertised meeting of the Redevelopment Authority of the City of York was held on February 18, 2026, 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, Hannah Beard and Melissa Rosario.

**II. Future Meeting Announcement**

All meetings will continue to be at the 3<sup>rd</sup> 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](http://www.RDAYorkCity.org).

**III. Executive Session Announcement**

An Executive Session was held on December 10, 2025 to discuss the buying and selling of real estate, January 14, 2026, to discuss buying and selling of real estate and February 11, 2026, to discuss buying and selling of real estate and personnel issues.

**IV. Public Comment**

- a. **Tom Caltagirone introduced himself.** – He has a business currently in Jacobus and is exploring the city;
- b. **Jane Stambaugh, 129 North Penn Street** – She owns 221 North Pine and was asking about 225-227 North Pine. She was advised they are blighted and the process has begun. She also owns a property on Columbia Avenue and would like to know the status of another property there. Chairman Black stated it would be put on the list for staff to look at. The City has put a pause on blight now.

**V. Minutes**

The Minutes of December 17, 2025 were distributed. Hannah Beard moved to approve them as distributed. Frank Countess seconded the motion. The motion passed unanimously.

Resolution No. 5589

**VI. Financial Report**

<b>GENERAL FUND</b>	\$748,733.82
<b><i>CDBG Balances</i></b>	
Stabilization	\$ 41,243.51
Demolition	\$ <u>100,000.00</u>
	\$ 141,243.51

Mr. Black stated the CDBG balances will be reviewed.

**VII. Presentations**

None.

**VIII. Action Items**

**a. Consolidation of Bank Accounts** – After discussion, Hannah Beard moved to review the accounts at the Authority’s lending institutions with an eye toward reducing them to two. Joyce Santiago seconded the motion. The motion passed unanimously.

Resolution No. 5590

**b. Penn Market Manager Position** – Britany is leaving the end of the month. She has done an excellent job. Members have been searching for her replacement. Jen Malehorn is the nominee. She is very qualified and experienced. She is now in training with Britany. Melissa Rosario moved to approve the hiring of Jen Malehorn. Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5591

**c. Penn Market Security** – The Authority has reviewed recommendations to improve security. Members have been considering Schad Detective Agency, Sheepdog and Montez Parker’s Parker International Security. Joyce Santiago moved to authorize staff to negotiate a contract with Parker Security. Frank Countess seconded the motion and asked what uniform would be worn (Security). The motion passed unanimously.

Resolution No. 5592

**IX. Announcements**

The Project Committee will meet March 11. It is anticipated Patrick Ball will appear to discuss the strategic plan.

**X. Staff Reports**

David Tavarez was introduced. He will be staff to The Authority.

**XI. Chairman Report**

- a. A brief discussion about current projects ensued.
- b. **Dentsply** – There is a development in process for 65 townhomes. 610 West Church was sold for \$850,000, which reduced The Authority's mortgage debt down to \$3,500,000.00.
- c. **NWT/Heritage Crossing** – The elevator is complete. There is heat in the building. They are looking at 139 residences in the lower floors and 400 total. Agreements are being reached for commercial tenants.
- d. Melissa Rosario asked about the pause in the blight process. Staff advised it was to ensure knowledge of each property in the process and what steps are coming.

**XII. Adjournment**

The meeting adjourned at 4:20 p.m.