

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

A duly advertised meeting of the Redevelopment Authority of the City of York was held on March 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 and Hannah Beard and Melissa Rosario.

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 11, 2026, to discuss buying and selling of real estate.

IV. Public Comment

- a. **Mr. Tavon Parker of The Advantage Program** – He has a business plan called Advantage Project. He would like to purchase four lots from The Authority – 150,152,154 and 156 East Maple to build four houses. Some will be for 18-25 year olds and some will be for re-entry (formerly incarcerated individuals). He wants the project to be completed by the end of the year. There will be five people in each house. The builder will be Inch & Co. The total cost of construction is estimated to be \$500,000. He is consulting with a bank and is talking to legal counsel about zoning and other issues. The project's application package will be sent to the Board.

V. Minutes

The Minutes of February 18, 2026, were distributed. Hannah Beard moved to approve them as distributed. Melissa Rosario seconded the motion. The motion passed unanimously.

VI. Financial Report

GENERAL FUND	\$700,772.28
<i>CDBG Balances</i>	
Stabilization	\$ 56,390.00
Stabilization for 2026	\$ 75,000.00
Demolition	\$ <u>100,000.00</u>
	\$ 231,390.00

The demolition funds will be moved to stabilization. A Cash Position statement was distributed. A question about the Fresh Food Fund was made. There have not been applications recently.

VII. Presentations

None.

VIII. Action Items

- a. **Penn Market Renovations** – Melissa Rosario moved to approve a contract with Murphy and Diffenhafer. Joyce Santiago seconded the motion. The motion passed unanimously.

Resolution No. 5594

- b. **Penn Market Strategic Plan** – Hanna Beard discussed that an agreement with Kelly Dearman has been presented. The cost is being underwritten by a local foundation. Melissa Rosario thanked Hannah Beard for her work on this matter. Since we have a new Market Manager, this comes at a good time and will provide guidance for the Market’s future. Frank Countess moved to approve the contract. Melissa Rosario seconded the motion. The motion passed unanimously.

Resolution No. 5595

- c. **175 Lincoln Street was tabled** – Staff will provide additional information when it is available. Frank Countess asked about requiring funds for extensions. The Authority has established an amount for sales of properties, so why not when extensions are requested due to staff time and cost?
- d. **308-312 South George Street and 245 East Poplar** – These properties were the subject of Redevelopment Agreements and extensions are being requested. Frank Countess moved to approve the extensions request for 308-312 South George for

\$1,000 and 245 East Poplar for \$1,000. Melissa Rosario seconded the motion The motion passed unanimously.

Resolution No. 5596

- e. **701-703 Prospect** – Pastor Mark Kearse has experienced difficulties with these properties. Due to structural issues, some of the property had to be removed, lessening the building envelope. But although he had requested an extension, he is now ready to proceed with a deed transfer under the usual terms. Joyce Santiago moved to approve the sale on the stated terms. Melissa Rosario seconded the motion The motion passed unanimously.

Resolution No. 5597

- f. **Garden License Agreement** – Analise Gojmerac is requesting another year. All are happy with her use. Melissa Rosario moved to approve another year agreement. Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5598

- IX. Announcements** – Elite will be having a ribbon cutting for 116 Lafayette Street on March 27, 2026 at 2 p.m.

Item Not on Agenda – Melissa Rosario moved to add the Penn Market Vendor Policy (2 pages) to the agenda. Frank Countess seconded the motion. The motion passed unanimously.

Resolution No. 5599

Melissa Rosario moved to adopt the two-page Penn Market Vendor Policy as official at Penn Market. Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5600

- X. Staff Reports**

None.

- XI. Chairman Report**

None.

- XII. Adjournment** – The meeting adjourned at 4:45 p.m.