

The Redevelopment Authority of the City of York
Meeting Minutes
May 20, 2026

A duly advertised meeting of the Redevelopment Authority of the City of York was held on May 20, 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 4:01 pm. Present were Frank Countess, Joyce Santiago, 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 May 13, 2026, to discuss buying and selling of real estate.

IV. Public Comment

- a. Dylan Bauer spoke. He showed a photograph of 480 Salem and stated it is very, very blighted. The blight process was explained to him.
- b. **Penn Market Crosswalk** – Downtown, Inc. is proposing a partnership to replace the crosswalk on Market and Penn. The Authority would sponsor the removal of the existing crosswalk for \$2,000 and a Penn Market logo would be installed.

Melissa Rosario moved to place this on the agenda. Joyce Santiago seconded the motion. The motion passed 4-0. Hannah Beard abstained.

Resolution No. 5608

Melissa Rosario moved to approve the plan. Joyce Santiago seconded the motion. The motion passed 4-0. Hannah Beard abstained.

Resolution No. 5609

V. Minutes

The Minutes of April 15, 2026, were presented for approval.

Joyce Santiago moved to approve them as distributed. Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5610

VI. Financial Report

A Cash Position statement was distributed.

GENERAL FUND	\$590,609.19
<i>CDBG Balances</i>	
Stablization (i)	\$ 41,243.51
Stabilization (ii)	\$ 87,190.00
Stabilization Allocated (2026)	\$ 75,000.00

VII. Presentations

- c. **Delegation of Operational Financial Authority** – This should be formalized for banks and formal documents such as grants. Hannah Beard moved to approve Michael Black as Chair and David Tavarez as RDA Specialist to sign documents. Frank Countess seconded the motion. The motion pass unanimously.

Resolution No. 5611

- d. **Consolidation of Bank Accounts** – The Authority has accounts in five banks totaling eight accounts. Staff is suggesting only two – one for RACP and another for operations. M & T Bank and Fulton Bank are possible. Michael Black stated that topic should be tabbed for further discussion.

Melissa Rosario moved to close the money-market account at Presence Bank and place the funds in the general account. Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5612

- e. **Operational Consultant Proposal** – This would be for 90 days over the summer to follow the Penn Market Strategic Plan goals. There will be three phases of one month each. Frank Countess moved to approve the contract with Delia Pabon. Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5613

- f. **590 Salem Avenue** – Clean out has started. Holes in the three floors were discovered that could not be detected before. A proposal has been submitted from \$28,000 to \$32,000 maximum. The project is CDBG eligible. Joyce Santiago moved to approve the amendment pending receipt of workers compensation insurance proof. Hannah Beard second the motion. The motion passed

unanimously.

Resolution No. 5614

VIII. Action Items

David Tavaréz will be on vacation between June 4 until June 23, 2026. He will have limited access to email during that time.

IX. Announcements

None.

X. Staff Reports

None.

Resolution No. 5615

XI. a. Jane Stambaugh spoke about 225-227 North Pine Street and 1101 East Philadelphia Street and 330-332 West Gay as all needing blight attention. She was told to contact the City's Permits and Inspections Department.

b. Ryan McKinney (Statewide) gave an update on Heritage Crossings (NWT). They are planning on occupancy in November as soon as the State approves the elevator. There are apartment models on the second floor. Everything is on schedule. They hope to have full leasing by the time of a Certificate of Occupancy in the commercial areas. Frank Countess asked about residential leases. They have started that process.

c. Graybill – Land development plans are being submitted June 1. They hope to start at either the end of this year or the beginning of next year. 123 apartments are planned.

XII. Adjournment – The meeting adjourned at 4:33 p.m.