The Redevelopment Authority of the City of York
Meeting Minutes
September 16, 2026

A duly advertised meeting of the Redevelopment Authority of the City of York was held on September 16, 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 and Melissa Rosario.

II. Future Meeting Announcement

All meetings will continue to be on the 3rd Wednesday of each month at 4:00p.m in City Council Chamber at 101 South George Street. Agendas will be posted at www.RDAYorkCity.org.

III. Executive Session Announcement

An Executive Session was held on September 9th to discuss the purchase and selling of real estate.

IV. Public Comment

a. Kelsey Gibson lives on Locust Street and suffered an attack at the parking lot at 315 Locust owned by the Authority. She is requesting better lighting and perhaps the installation of cameras at the lot. She has spoke to the police and is asking the Authority for help. She was advised that the City Electrical Bureau, as part of the Building Maintenance Departments of the City should be contacted. The City also has a complaints process on its website. She and the solicitor will investigate further. Members of the Authority expressed their condolences for her situation.

b. Albert McCowin owns 250 S Penn Street. He lives next door to 252 and 254 S Penn St which are vacant lots. Someone has been taking care of the garden there. He believes she has taken ill and not caring any longer. He would like to purchase them. He was directed to staff to start the process.

c. Ryan Supler, a member of City Council said he is concerned about 234-236 Walnut Street. There is trash with tires, Michael Black advised the properties are under agreements and the matter will be investigated.

d. Vaugh Rimel stated he is interested in 450-452-454 Wallace Street. He is considering a 3BR 800 sq ft house. Staff will work with him on the application. Mr. Rimel was asked about the status of North West Street. He advised he is finally to

the point of obtaining permits. He is ready to break ground. There will be two 2 story houses constructed.

V. Minutes

The Minutes of August 19, 2026, were distributed. Frank Countess moved to approve them as presented. Melissa Rosario seconded that. The motion passed unanimously.

Resolution No. 5629

VI. Financial Report

a. General Fund Balance (all accounts) - **$350,568.69**
b. CDBG Balances – Stabilization - **$243,563.51** (This includes the 2026 Distributions)

VI. Action Items

a. **Financing Line of Credit** Chairman Black stated that due to current cash situations funds are needed and a line of credit appears to be the best option. Frank Countess stated this is a great idea. We have accounts receivables but need funds to operate. He suggested we contact two lending institutions that have an office in the City. Melissa Rosario moved to the exploration of line of credit opportunities. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5630

b. **Leigh Smith** is being proposed as an Affordable Housing Consultant. Her resume was reviewed and she spoke of her background and desire to be engaged. Melissa Rosario moved to enter into negotiations with Leigh Smith to reach an agreement as the Authority's Affordable Housing Consultant. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5631

c. **Josh Gropp of Elite Development Group – 245 East Poplar St & 308 S George St** – Josh has agreements for 245 E Poplar and 308 S George. He is waiting for permits for 308 S George. The permits for 245 E Poplar St were three months late, but he is now moving forward. After a board question, he stated permits have been difficult. There have been delays and confusion. The process is changing.
245 East Poplar will be a single-family home. The Authority approved it as a multi-family but after reviewing parking requirements, the former was selected.
308 S George will be a multi-family, Michael Black asked what extension is being requested. Mr. Gropp advised he needed six (6) months due to the permits situation. He also advised that 312 S. George St is being discussed with the City. Frank Countess advised that there is usually a fee involved for extensions and he is recommending a waiver here due to the permits situation. Melissa Rosario moved to

extend the agreements for 245 E Poplar and 308 S George for 6 months. Frank Countess seconded. The motion passed unanimously.

Resolution No. 5632

VII. Announcements & Chairman's Report.

Penn Market renovations are progressing. Also management efforts are proceeding on several fronts.

VIII. Staff Report

Staff advised funds are intended to be spent by the end of the year for Penn Market and 30 S Howard.

IX. Adjournment – The meeting adjourned at 4:34 p.m.