

The Redevelopment Authority of the City of York
Meeting Minutes
August 21, 2024

A duly advertised meeting of the Redevelopment Authority of the City of York was held on August 21, 2024, 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. Also present were Frank Countess, Joyce Santiago and Hannah Beard. Aaron Anderson was absent.

II. Executive Session Announcement

None.

III. Public Comment

Josh Juffe gave an update on the Northwest Triangle. He estimates breaking ground before the end of the September with a media event. Additionally he gave an update on the Graybill Building.

IV. Minutes

The Minutes of the July 17, 2024 Meeting were distributed. Joyce Santigo moved to approve the minutes as distributed.

Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5537

V. Financial Report

<i>General Fund Balance</i>	\$ 243,792.36
<i>All Accounts</i>	
 <i>CDBG Balances</i>	
Stabilization	\$ 398,704.15
Demolition	\$ 0.00
Acquisition	<u>\$ 0.00</u>
	\$ 642,496.51

A cash position statement was distributed.

VI. Presentations

None.

VII. Action Items

- a. **352 North Newberry** – HER House (women’s treatment facility) is seeking an option agreement for 6 months to explore zoning and planning and obtain a cost estimate and confirming funding for a new treatment facility. Discussions were had on the typical cost of the option since applicant did not present an amount and the Board decided on a \$500.00 fee on the recommendation of Blanda Nace.

Joyce Santiago moved to approve a 6-month option for \$500.00.

Frank Countess seconded the motion. The motion passed unanimously.

Resolution No. 5538

- b. **234, 236 and 238 Walnut** – YORK XL (represented by Skylar Yost and Sal Galdamez) is seeking an option for 6 months on all three lots (all vacant). They introduced themselves and explained the “Neighborhoods Built by Neighbors” program they intend to run. They would use the Commonwealth Local Share program (casino money) and their application for the program is begin prepared. Small, mixed use rental properties are proposed on all three lots with all the annual profits from the operations of the buildings to fund at least 4 training sessions to teach small-scale developer skills (managing trades, navigating zoning, etc.) with the goal of building a financing model to help neighborhoods catalyze development in the neighborhood with investment dollars from within the neighborhood.

Discussions were held on the length of the option because of concerns over the application requirements. Blanda Nace recommended a 6-month option with the requirement that developers provide ongoing updates on the grant application. Blanda Nace also proposed a no-fee extension of the option if needed based on the grant application.

Discussions were held on how the developer plans to engage tenants to participate in the program.

Discussions were held on the possibility of a one-year option due to the need for site control for the grant application.

Frank Countess moved to approve a 12-month Option for a cost of \$500.00 per lot (or \$1,500 total).

Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5539

- c. **701-703 Prospect St.** – Formerly an unlicensed multi-family property. Blanda Nace explained that the developer has been very diligent in working to convert the property into a fully licensed, 3 or 4-unit property. Financing has been an issue for the developer (Dr. Kearse) because he does not hold title. Developer is requesting the conversion of the existing Redevelopment Agreement into an “as-is” deed. The deed to the developer is to contain the same conditions/restrictions as the Redevelopment Agreement, along with the standard reverter language. Discussions were held about the purchase price in the Redevelopment Agreement. The price is to remain \$10,500.00

Hannah Beard moved to approve the conversion.

Joyce Santiago seconded the motion. The motion passed unanimously.

Resolution No. 5540

- d. **326 Wallace** – Terry Ziegler, the developer, passed away and the April, 2024 deadline for completion of the renovations has passed. Mr. Ziegler’s business partner wants to take over the project. He is to re-apply and to provide the same information as required of Mr. Ziegler. Nothing has been received as of the date of the meeting.

Hannah Beard moved to terminate the Redevelopment Agreement with Terry Ziegler.

Joyce Santiago seconded the motion. The motion passed unanimously.

Resolution No. 5541

- e. **Ratification of Contract for Underground Storage Tank Study at Dentsply Campus** – As part of the Phase I investigation, and mapping all of the utilities, the ground penetrating radar disclosed 3 or 4 underground storage tanks that were not shown on any mappings. This discovery generated a change order from the engineer for an additional \$16,000.00 to drill bore holes and do ground water samplings in the area of the tanks and open lids if lids can be located in an effort to determine if any tanks had leaked.

Frank Countess moved to ratify the contract for the change order.

Joyce Santiago seconded the motion. The motion passed unanimously.

Resolution No. 5542

f. Blighted Properties

Monty presented the following list of proposed blighted properties with evidence in support of the blight petition. Blanda Nace stated that all properties have been posted and owners sent certified letters and all properties have been certified as blighted by the City of York Planning Commission and the Vacant Property Review Commission.

- i. 539 W. King
- ii. 528 Dallas St.
- iii. 400 S. Sherman
- iv. 630 W. Market
- v. 632 W. Market
- vi. 324 Smith St.

Joyce Santiago moved to certify 539 W. King; 528 Dallas, 400 S. Sherman and 324 Smith Street as blighted and to authorize the filing of a Declaration of Taking.

Hanna Beard seconded the motion. The motion passed unanimously.

Resolution No. 5543

Discussion was held on the unusually high recorded purchase price of 630 W. Market and 632 W. Market and comparisons to the prison lawsuit. Blanda Nace explained the taking process and how value is established by appraisal. Blanda Nace also explained that a certification of blight need not be followed by a declaration of taking if the Board did not wish to proceed that far. He opined that the certification of blight might be enough to compel the owner to re-start the restoration of the properties.

Frank Countess moved to certify 630 W. Market and 632 W. Market as blighted.

Hanna Beard seconded the motion. The motion passed unanimously.

Resolution No. 5544

VIII. Staff Reports

- 1.) Northwest Triangle - Blanda Nace referred back to Josh Juffe's report in the public comments

- 2.) Harrisburg University/RACP/greenhouses on North Beaver St - Harrisburg U may not be able to use all of their RACP funds on the greenhouses. Blanda Nace suggested to Harrisburg U to redirect those funds to Penn Market with the State's approval to cover the shortfall at Penn Market. Blanda Nace meet with the architect on Penn Market to try to revise plans to reduce costs. Royal Square was thanked for developing a cost estimate from the current 60% drawings to compare with the architect's cost estimate. Possibly \$800,000.00 worth of savings were found by certain deletions from the plans. 95% drawings are promised by architect by end of September.
- 3.) Dentsply – The developer is working with the Authority to locate potential tenants or co-located users. Selective interior demolition is proceeding on the structures to remediate lead-based paint and asbestos Blanda Nace made reference to storage tank discovery from action item (e.) above.
- 4.) Four Square Development was mentioned by Blanda Nace and thanked for working on ideas for the Hope Street Garden.

IX. Chairman Report - None

X. Adjourned

The meeting adjourned by the Chairman at 4:54 p.m.