

The Redevelopment Authority of the City of York
Meeting Minutes
July 17, 2024

A duly advertised meeting of the Redevelopment Authority of the City of York was held on July 17, 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. Present were Frank Countess, Joyce Santiago and Hannah Beard. Aaron Anderson was absent.

II. Executive Session Announcement

Michael Black advised there had been an Executive Session on July 10 to discuss buying and selling of real estate.

III. Public Comment

None.

IV. Minutes

The Minutes of the May 15, 2024, Meeting were distributed. There was no meeting in June. Hannah Beard moved to approve the minutes as distributed.

Frank Countess seconded the motion. The motion passed unanimously.

Resolution No. 5531

V. Financial Report

<i>General Fund Balance</i>	\$ 225,993.80
<i>All Accounts</i>	
 <i>CDBG Balances</i>	
Stabilization	\$ 398,704.15
Demolition	\$ 0.00
Acquisition	\$ 0.00
	<u>\$ 624,697.95</u>

A cash position statement was distributed.

VI. **Presentations**

None.

VII. **Action Items**

- a. **487 West Princess Street** – This is a vacant lot. The owners of 485 West Princess Street would like to purchase it for a side yard. They would fence it. They are offering \$1,500.00. The Board previously set a floor of \$5,000.00 for lots. That was conveyed to them, but no response has been received yet.

Joyce Santiago moved to approve the sale of 487 West Princess for \$5,000.00.

Frank Countess seconded the motion. The motion passed unanimously.

Resolution No. 5532

- b. **630 South Pine Street (Simon Camera)** – The developer has been busy with the rehab. It was re-roofed and some interior work has been done. Subdivision approval has been granted. The Redevelopment Agreement has expired. The developer is requesting a six-month extension.

Joyce Santiago moved to approve the six-month extension for a cost of \$500.00, which can be applied to the purchase price.

Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5533

- c. **324-326 South George** – The developer is requesting a six-month extension at a cost of \$500.00, which will be applied to the purchase price.

Frank Countess moved to approve the extension on those terms.

Hannah Beard seconded the motion. The motion passed 3-0. Joyce Santiago abstained.

Resolution No. 5534

- d. **Home Way** – Five (5) parcels were to be conveyed to Steve Schiding, but there was a right-of-first refusal term that he objected to. In the meantime, he has been working on the property on Clark Avenue and has cleaned up

these lots. He will keep the lots clean and will fence them. Staff is comfortable that he will keep the area clean.

Joyce Santiago moved to modify Resolution 5520 from February 21, 2024, to remove the right-of-first refusal.

Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5535

- e. **312 South Penn Street** – This property was sold to Calvin Garvey in 2019. He has not fulfilled his obligation. Suit to reverse the property has been filed. A new developer has surfaced, but the title issue creates a problem. Staff advised the new developer, Ras Dean, has a good track record, and he has seen the property and is agreeable to finished in one year.

Joyce Santiago moved to authorize the execution of new documents required to transfer ownership of 312 South Penn Street from Calvin Garvey to a new redeveloper with standard title covenants.

Hannah Beard seconded the motion. The motion was passed unanimously.

Resolution No. 5536

VIII. Staff Reports

- 1.) Miss Bobbi's Place – Another completion has occurred. Settlement should occur soon.
- 2.) Northwest Triangle – Plans have been approved. A building permit application should be submitted this week. 139 unit on five (5) floors. Groundbreaking could occur in September.
- 3.) Eminent Domain – Six (6) cases that were approved are being filed. Five (5) new cases are in the pipeline.
- 4.) Dentsply – The developer is meeting with the Land Bank Authority for some interior demotion funds. An ISRP grant is also possible.

IX. Chairman Report - The Strategic Plan meeting will be August 9.

X. Adjourned

The meeting adjourned at 4:19 p.m.