

**The Redevelopment Authority of the City of York**  
**Meeting Minutes**  
**May 15, 2024**

A duly advertised meeting of the Redevelopment Authority of the City of York was held on May 15, 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 4:01 pm. Present were Frank Countess and Hannah Beard. Aaron Anderson and Joyce Santiago were absent.

**II. Executive Session Announcement**

Michael Black announced there had been an Executive Session on May 8, 2024, to discuss buying and selling real estate.

**III. Public Comment**

None.

**IV. Minutes**

The Minutes the of February 21, 2024, Meeting were distributed. There were no meetings in March or April. Frank Countess moved to approve the minutes as distributed. Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5523

**V. Financial Report**

<i>General Fund Balance</i>	\$ 203,870.07
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*CDBG Balances*

Stabilization	\$ 434,374.15
Demolition	\$ 0.00
Acquisition	<u>\$ 0.00</u>

\$ 638,244.22

**VI. Presentations**

None.

## **VII. Action Items**

- a. **Reallocation of CDBG Fund** – At present all CDBG funds are in the stabilization category. Staff advised there appears to be needs of funds for other uses, but City Council approval is required. Staff is recommending moving \$50,000 into demolition.

Hannah Beard moved to request the City Bureau of Housing Services to reallocate \$50,000 to demolition.

Frank Countness seconded the motion. The motion passed unanimously.

Resolution No. 5524

- b. **Vacant Lot Use** – The Cornerstone Baptist Church of 250 West King Street is requesting to use the vacant lots at Newberry and Princess Streets for a community-outreach event on July 27, 2024, from 9 a.m. until 3 p.m.

Frank Countness moved to approve granting such permission conditional on receipt of an executed liability waiver and naming the Authority as an additional insured on the Church's insurance policy.

Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5525

- c. **Execution of Documents** – Resolution 5521 in February initiated an agreement with The County of York to grant an easement to make improvements to the bridge at West College Avenue and 245 South Newberry. PENNDOT is requiring a resolution of authorization and sent the form.

Hannah Beard moved to approve the resolution authorizing the Chairman to execute all necessary documents.

Frank Countness seconded the motion. The motion passed unanimously.

Resolution No. 5526

- d. **Execution of Documents** – The City has an agreement with a consulting firm for the distribution of ARPA funds. They have sent a Subrecipient Agreement for \$550,000.00 to fund blighted property acquisition.

Frank Countness moved to authorize the Chairman or the Executive Director to execute the Subrecipient Agreement.

Hannah Beard seconded the motion. The motion passed unanimously.

Resolution No. 5527

- e. **Ratification of Purchase** – Due to time constraints, staff had requested board action approving the purchase of 224-226 and 228 South Penn Street for \$170,000. The Board approved it and settlement occurred. A formal ratification at a public meeting is required.

Hannah Beard moved to ratify the purchase. Frank Countess seconded the motion. The motion was passed unanimously.

Resolution No. 5528

- f. **175 Lincoln Street** – This property was damaged in a fire. The owner of 177 Lincoln Street, Kenneth Ramos, is working on his property and would like to acquire this property. He is agreeable to a Redevelopment Agreement with standard terms and at the end of the process, he will pay \$3,000.00.

Hannah Beard moved to approve entering into a Redevelopment Agreement on the terms stated.

Frank Countess seconded the motion. The motion passed unanimously.

Resolution No. 5529

- g. **Blighted Properties** – Monty McWilliams advised the following properties had all gone through the blight process and were ready for Board action:

1. 144 East Philadelphia Street
2. 455 South George Street
3. 590 Salem Avenue
4. 312 West Jackson Street
5. 343 South Sherman Street
6. 421-423 West Hope Avenue

Frank Countess moved to certify all six properties as blighted and to authorize staff to proceed with Eminent Domain.

Hanna Beard seconded the motion. The motion passed unanimously.

**VIII. Staff Reports**

- 1.) 110 West Cottage – This property was the subject of a declaration of taking. The owner is fighting it. A settlement proposal has been made.
- 2.) 630 South Pine – The old Simon Camera building has been partially renovated for apartments. Other uses are being considered.
- 3.) NWT-Statewide is negotiating a Redevelopment Agreement. It appears the final issue may be resolved. The project is moving forward.
- 4.) Dentsply – Environmental testing is occurring, as is utility mapping. Two oil tanks have been identified.
- 5.) Penn Market – Sixty-Five (65%) of the design work is done. It is estimated that 90% will be done by August. The project is over budget. More funding is being sought. Other issues are being investigated. A renowned market architect has been consulted.
- 6.) Fresh Food Revolving Loan Fund – This was set up in 2003 or 2004. It has been dormant since COVID-19. Two or three proposals have been made recently.
- 7.) City ARPA Affordable Fund – The Authority applied for this grant and was not successful. Staff is hopeful the Authority will be able to participate later.
- 8.) Commonwealth Blight Remediation Grant – \$90,000.00 has been received for reimbursement of expenses.

- VI.** The chairman had nothing specific to report. He thanked Blanda for all his hard work and what he has been accomplishing by himself.

Mr. Dylan Bauer asked why the Authority had purchased the property on South Penn Street at market rates, which is very unusual. The Chairman advised that it was a strategic purchase. It was adjacent to several properties owned by the Authority. The Authority can rent the house; it is expected the funds will be reclaimed.

**IX. Adjourned**

The meeting adjourned at 4:00 p.m.