

REDEVELOPMENT AUTHORITY OF THE COUNTY OF YORK
MEETING MINUTES
August 1, 2018

The meeting was held Wednesday, August 1, 2018 for the Redevelopment Authority of the County of York, at the YCEA Offices, 144 Roosevelt Ave., York, pursuant to notice.

The following Authority members were in attendance: Tom Englerth, Phillip Briddell, A. Scott Thompson, and Heidi Hormel.

A quorum was represented.

Ron Hershner, Legal Counsel; and the following members of the York County Economic Alliance staff were also in attendance: Blanda Nace, Director, Strategic Development; Kim Hogeman, Manager, Strategic Development; and Lauren Gross, Manager, Administration.

Also present was Craig Wolf, Hanover YMCA; and Alan Countess, YCEA Summer Intern.

CALL TO ORDER

Chairman Tom Englerth called the meeting to order at 8:00 a.m. Mr. Englerth invited Alan Countess to introduce himself.

COMMENTS FROM THE PUBLIC

There were no comments and/or questions from the public.

MINUTES

Mr. Englerth requested a motion to approve meeting minutes from June 6, 2018 for the regular RACY meeting. On a motion by Mr. Briddell, properly seconded by Mr. Thompson, the Junw minutes were approved as submitted.

TREASURER'S REPORT

There was no treasurer's report.

M'CALISTER HOTEL

Mr. Hershner and Mr. Nace provided an update on the M'Calister Hotel project. Mr. Hershner reported there is a draft sales agreement and a draft development agreement but there are outstanding issues, including back taxes, multiple mortgages and restrictive covenants. Mr. Wolf informed the Board that some of the outstanding liens and encumbrances have been satisfied. Mr. Hershner said the Board needed to consider the following: (1) who would collect the cell phone tower revenue during RACY's ownership, RACY or the developer; (2) is RACY willing to enter into a development agreement with Ilyes Holdings 2, LLC and if so under what terms; (3) whether RACY intends to collect a development fee for acquiring and holding the property during redevelopment; and (4) upon resolution of the foregoing whether RACY is prepared to enter into a sales agreement with M'Calister Inn Associates to acquire the property.

On a motion by Mr. Briddell, properly seconded by Ms. Hormel, the Board agreed to institute a redevelopment fee (in addition to existing fees per the approved Schedule of Fees) of \$1,000 for every \$1,000,000 of assessed value at the time of transfer to the Authority, and a fee of half of that for non-profits, provided however, the minimum fee in either case shall be \$500.00. Further, the Board agreed that the Authority retained the right, in the Board's discretion, to reduce or waive the fee for a development project.

On a motion by Mr. Englerth, properly seconded by Ms. Hormel, the Board agreed to enter into a sales agreement with M'Calister Inn Associates for the purchase of the M'Calister Hotel property for \$10.00, in the form presented by Mr. Hershner, subject to further review and edits by counsel, provided that upon acquisition by RACY: (1) all present and past-due real estate taxes as of the date of closing must be paid or waived by the taxing body; and (2) all mortgages are either satisfied, released or subordinated.

On a motion by Ms. Hormel, properly seconded by Mr. Briddell, the Board agreed to enter into a development agreement with Ilyes Holdings 2, LLC, in the form presented by Mr. Hershner, subject to further review and edits by counsel, provided that: (1) the County of York joins in the development agreement to address the subordination and eventual satisfaction of its mortgages; (2) RACY will charge a fee of \$500.00; (3) if developer desires to encumber the property with a construction mortgage lien to finance construction during RACY's ownership, the developer must provide RACY with details of the proposed financing and at a regular meeting of the Authority obtain the Authority's approval of executing a mortgage on the property; (4) RACY reserves the right to review and approve or reject any additional liens or encumbrances; and (5) the cell tower lease is to be assigned to RACY and so long as developer is not in default, RACY will pay the cell tower rent to developer to defray its costs of maintaining the property.

LANDBANK AUTHORITY

Ms. Hogeman provided an update on the progress of the Landbank Authority.

NOMINATING COMMITTEE

Ms. Hogeman reported that Amy Brinton has resigned from the Board due to a new job and changing availability. On a motion by Phil Briddell, properly seconded by Scott Thompson, the board accepted her resignation with regrets.

EXECUTIVE SESSION

No executive session was required at the August 1, 2018 meeting.

ADJOURNMENT

There being no further business to be brought before the Authority the meeting adjourned at 9:35 a.m.

Respectfully submitted,

Blanda Nace
Executive Director, RACY

Prepared by:
Lauren Gross
Manager, Administration

**The next meeting of the Redevelopment Authority of the County of York will be held on
September 5, 2018 at the YCEA Offices, 144 Roosevelt Ave.**