

**REDEVELOPMENT AUTHORITY OF THE COUNTY OF YORK**  
**MEETING MINUTES**  
**April 3, 2019**

The meeting was held Wednesday, April 3, 2019 for the Redevelopment Authority of the County of York, at the York County Economic Alliance, 144 Roosevelt Ave., York, pursuant to notice.

The following Authority members were in attendance: Tom Englerth, Phillip Briddell, Scott Thompson, and Jose Santiago, representing a quorum.

Ron Hershner, Esq., legal counsel; and the following members of the York County Economic Alliance staff were also in attendance: Nancy Barry, Vice President, Operations & CFO; Silas Chamberlin, Vice President, Community & Economic Development; and Lauren Gross, Manager, Administration.

Also present: Craig Wolf, Hanover YMCA.

**CALL TO ORDER**

Chairman Tom Englerth called the meeting to order at 8:00 a.m.

**CONGRATULATIONS**

On behalf of Downtown, Inc, Mr. Chamberlin congratulated Jose Santiago on his 'Volunteer of the Year Award' at the Downtown First Awards.

**COMMENTS FROM THE PUBLIC**

Mr. Wolf thanked the RACY Board for their involvement and help getting the M'Calister Hotel project over the finish line.

**MINUTES**

Mr. Englerth asked if anyone had additions or corrections to the minutes, circulated prior to the meeting. On a motion by Mr. Thompson, properly seconded by Mr. Santiago, the minutes were approved as presented.

**TREASURER'S REPORT**

Ms. Barry reviewed the financial reports for January and February 2019. On a motion by Mr. Santiago, properly seconded by Mr. Thompson, the financial reports were accepted as presented.

**EXECUTIVE DIRECTOR**

With the resignation of Mr. Blanda Nace from the YCEA, the position of Executive Director of RACY was vacant. On a motion by Mr. Englerth, properly seconded by Mr. Briddell, Mr. Silas Chamberlin was appointed executive director of RACY.

**2018 RACY AUDIT**

Ms. Barry reviewed the audit as prepared by Rager, Lehman & Houck and the Board discussed the findings. On a motion by Mr. Santiago, properly seconded by Mr. Briddell, the audit was approved as presented. A copy of the audit is attached hereto and by reference made part thereof.

**BUCHART HORN CONTRACT**

Mr. Chamberlin reviewed with the Board the contract prepared by Buchart Horn for work on the

Codorus Creek Greenway Project in connection with a DCNR grant. He explained the need for the DCNR grant to flow through RACY. The Board discussed the proposal. On a motion by Mr. Briddell, properly seconded by Mr. Santiago, the contract was approved as presented. A copy of the contract letter is attached hereto and by reference made part thereof.

### **M'CALISTER HOTEL**

Mr. Hershner reported that the real estate closing for the M'Calister Hotel project had been held at the end of March. RACY now owns the property and Mr. Ilyes is beginning work according to the previously signed developer's agreement.

### **ARMORY DEVELOPMENT AGREEMENT**

Mr. Hershner reported to the Board that Keystone KidSpace would like to extend the development agreement for the Armory, currently set to expire Dec. 31, 2020, to Dec. 31, 2021. Keystone KidSpace has also requested that the period of nominal (\$1.00 per year) rent under the proposed lease continue until Dec. 31, 2021. After Dec. 31, 2021, the rent would increase to \$1,000 a month if Keystone KidSpace has not yet acquired title from RACY by that time. Keystone KidSpace has requested this extension due to the expected time needed for financing, construction, and RACP grant compliance. Keystone KidSpace also requested an amendment of the development agreement to: (1) Provide that only changes beyond the current project plan requires RACY approval and (2) Provide that condemnation proceed related to the building would belong to the developer. On a motion by Mr. Briddell, properly seconded by Mr. Thompson, with Mr. Englerth abstaining, the Board approved the motion to extend the lease and developer's agreements.

### **EXECUTIVE SESSION**

There was no executive session.

### **ADJOURNMENT**

There being no further business to be brought before the Authority the meeting adjourned at 8:49 a.m.

Respectfully submitted,

Silas Chamberlin  
Executive Director, RACY

Prepared by:  
Lauren Gross  
Manager, Administration

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