

LAND BANK AUTHORITY

A YORK COUNTY INITIATIVE

**BP
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**Blighted Property
Review Committee**

Annual Report 2019

YCLBA MEMBERS

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Redevelopment Authority of the County of York

Vice Chairman, Michael Black

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Shanna Terroso

Realtors Association of York and Adams Counties

Felicia Dell

York County Planning Commission

YORK COUNTY LAND BANK AUTHORITY

- Established on May 1, 2018 by County Ordinance 2018-02, the **York County Land Bank Authority** is another tool in the redevelopment toolbox for York County's 72 municipalities. This new entity was created to help facilitate the conversion of vacant and/or tax delinquent properties and to bring them back into productive use and to bring them back onto the tax rolls. Each property or project provides a different economic development opportunity and will have a strategically planned outcome, whether housing, green space, or parking, the outcome will be its own particular highest and best use.
- In its first year of operations, the York County Land Bank Authority has established all of their operational documents, and policies and procedures, and has established a project intake process. In 2019, staff worked directly with 12 municipalities on plans and action steps required to tackle blighted properties.
- Developed site analysis forms and scoring matrix to assist in filling the pipeline of projects.
- Developed draft documents for: purchase agreements, demolition agreements, demolition contracts, and demolition bidding documents to provide to municipalities as models for best practices.
- Worked with the York County Tax Assessment Office to outline internal best practices and to purchase a vacant and blighted property off of the County's Judicial Sale list in June 2019.
- Completed the demolition of a vacant and blighted property in Felton Borough which will be incorporated into the existing neighboring municipal park.
- Presented the YCLBA and BPRC programs to a local conference; Municipal 201 hosted by Stock & Leader Attorneys at Law.
- Facilitated a partnership with York College of Pennsylvania for Project-Based Learning. This involves students earning college credit working with a "client" on real world projects to determine real world solutions.
- Worked closely with the local chapter of Habitat for Humanity to outline current projects to determine potential collaborative efforts.
- Hosted the October York County Commissioners meeting in Hanover to highlight the York County Land Bank program and to showcase their support of blight remediation. Facilitated a walking tour of several properties in the pipeline for redevelopment.

BPRC MEMBERS

Chairman, Thomas Englerth

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Redevelopment Authority of the County of York

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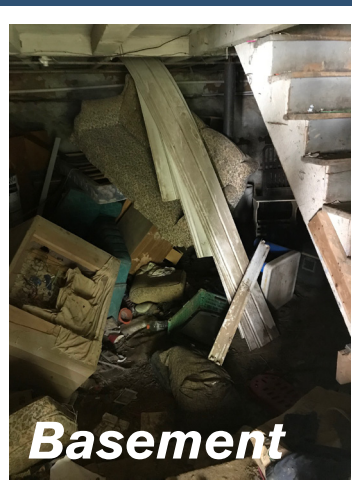
BLIGHTED PROPERTY REVIEW COMMITTEE

- Established by County Ordinance 2018-03 on May 1, 2018, the **Blighted Property Review Committee** is a Commissioner appointed committee with County-wide representation which through a legal and procedural process, has the ability to certify or designate a property as blighted.
- The BPRC represents County-wide concerns for blighted properties. This committee follows a legal and procedural process to certify or designate individual properties as blighted and will provide guidance and resources to municipalities and property owners on how to improve the property and/or to help navigate through this process.
- Committee staff continues to communicate with municipalities to evaluate and prioritize blighted properties throughout the County and to establish a slate of work for 2019.
- Developed draft documents and form letters for property maintenance violations and owner's rights information

PROJECTS



Located in Felton Borough, the former residence located at 13 Church Street was unstable, vacant for many years, located in a flood plain, a product of hoarding and animal infestation, and uninhabitable. The Borough purchased the property at a tax sale and worked with the taxing bodies to resolve the remaining taxes and liens. The Land Bank Authority partnered with the Borough to facilitate the demolition of the structure. The demolition funds were the result of action taken in May 2018 by the York County Commissioners with the establishment of the Act 152 Demolition Fund. One demolished, the property, which borders a municipal park and ballfield, will be incorporated into the park. The Borough is currently planning a new pavilion and restrooms to benefit the community. Dollars spent for demolition from the Act 152 funds totaled \$14,000.00.



Located in Windsor Borough, the former residence located at 74 West Main Street, had been vacant for 11 years, visibly blighted, broken windows, open to exposure and inhabited by vermin. The yard was cared for by the next-door neighbor and the structure was an attractive nuisance for vagrants. The York County Land Bank Authority partnered with Windsor Borough and with the York County Tax Assessment Office to facilitate the purchase of the property on behalf of the Borough at the June 2019 Judicial Sale and transfer of the deed to the Borough following the sale. Since the purchase, the YCLBA continues to work with the Borough to determine a redevelopment plan for the property.

The BPRC and YCLBA staff and boards continue to work directly with municipalities to facilitate future projects and demolition or remediation of blight. The pipeline of future projects continues to grow to meet these needs.