

**REDEVELOPMENT AUTHORITY OF THE COUNTY OF YORK**  
**MEETING MINUTES**  
**June 3, 2020**

The meeting was held Wednesday, June 3, 2020 for the Redevelopment Authority of the County of York, commencing at 8:00 a.m. The meeting was conducted remotely on Zoom and access for the public to hear the meeting was also available by telephone. Notice of the Zoom link and telephone number were provided to the public in advance by notice required by law.

The following Authority members were in attendance representing a quorum:

Philip Briddell  
Thomas Englerth  
Heidi Hormel

Jose Santiago  
Joe Mula

Also, in attendance: Ron Hershner, Legal Counsel; and the following members of the York County Economic Alliance staff were also in attendance: Kim Hogeman, Director of Strategic Development; Silas Chamberlin, Vice President, Economic & Community Development; Kenetha Hansen, Director, Economic Development & Financing and Beth Wolfe, Executive Assistant.

Public present were: Danielle H. Stehman, Project Architect with Buchart Horn, Inc.

**CALL TO ORDER**

Chairman Tom Englerth called the meeting to order at 8:00 a.m., verified each Board member could hear and be heard by all others and noted that a quorum was present. Chair Englerth welcomed Danielle Stehman with Buchart Horn, Inc.

**COMMENTS FROM THE PUBLIC**

Members of the public were invited to submit comments in advance and were offered opportunity to comment at this time. There were no comments from the public.

**CONSENT AGENDA**

Chair Englerth reviewed the consent agenda items: RACY Board Meeting Minutes for March 4, 2020 and RACY Financial Statements for February, March, and April 2020. On a motion by Mr. Philip Briddell, properly seconded by Mr. Jose Santiago, a vote was conducted by roll call, the Board approved the consent agenda unanimously as presented.

**BLIGHTED PROPERTY REVIEW COMMITTEE UPDATE**

Ms. Hogeman explained the BPRC process and RACY's involvement. There are a number of steps to legally certify a property as blighted. Once a property is through the process and legally certified as blighted, it assists the municipality of taking control of the property and starting the remediation process and helping to bring the property back into productive use. Ms. Hogeman is working with Red Lion Borough on a property which has been a challenge for many years and will update the RACY board as the process proceeds.

**HANOVER UPDATE**

Chair Englerth reported updates as follows:

- McAllister Hotel is no longer owned by RACY
  - Ms. Heidi Hormel commented the press release stated there were no taxes on the McAllister property which is incorrect. The Borough, County, and School District forgave liens on the property so RACY could move forward. Future press releases should note that the governmental bodies were very supportive of the project in addition to RACY

- Ron Hershner, Esq. reported the T-Mobile license was assigned to RACY and RACY has since transferred the funds to Jordan. RACY needs to assign it over to his entity. Attorney Hershner will advise Chair if needed.
- Handsome Cab – is slated to locate at the McAllister. To date, they have not been on the PCLB agenda. No opening date
- Café – is slated to locate at the McAllister (basement). No opening date
- The Land Bank Authority has authorized staff to move forward with negotiating a contract for demo on 34 Fredrick Street and 29 Carlisle Street.

### **PLANNING SESSION UPDATE**

Mr. Chamberlin will reach out to Fourth Economy Consulting to inquire on setting up a planning session (virtual if needed).

### **EXECUTIVE SESSION**

There was no executive session.

### **OTHER BUSINESS**

Codorus Project Motions – Ms. Danielle Stehman shared drawings.

- i. Motion for the staff to negotiate and approve the final sales agreement between RACY and YCEA.
  - *Amend part F of Section 8 to read “any and all costs outlined in the purchase agreement or otherwise required for the acquisition, ownership, regulatory compliance and improvement of the real estate”.*
  - *Third Whereas clause should read “as part of the project, RACY intends to acquire and temporarily own five (5) additional parcels of land adjacent to the vicinity of the real estate being taxed mapped (insert the five (5) tax map parcel references) for additional real estate all of which shall be devoted to the project”.*

On a motion by Mr. Briddell, properly seconded by Ms. Hormel, a vote was conducted by roll call, the Board approved the motion with revisions as discussed and noted above.

- ii. Motion for the staff to negotiate and approve the final sales agreement between RACY and the City of York General Authority to acquire a portion of Lafayette Plaza. On a motion by Mr. Santiago, properly seconded by Mr. Briddell, a vote was conducted by roll call, the Board approved the motion as presented.
- iii. Motion for the staff to negotiate and approve the final sales agreement between RACY and York County History Center to accept a portion of Lafayette Plaza property following subdivision. On a motion by Mr. Briddell, properly seconded by Mr. Santiago, a vote was conducted by roll call, the Board approved the motion as presented.
- iv. Motion for the staff to negotiate and approve the final sales agreement between RACY and York County History Center for the parcel located north of Philadelphia St. On a motion by Mr. Joe Mula, properly seconded by Mr. Briddell, a vote was conducted by roll call, the Board approved the motion as presented.
- v. Motion for the staff to negotiate and approve the final sales agreement between RACY and the City of York for parcels north of Philadelphia Street and south of Market St. On a motion by Mr. Santiago, properly seconded by Mr. Mula, a vote was conducted by roll call, the Board approved the motion as presented.

### **OTHER BUSINESS**

Ms. Hansen presented a request on behalf of JCI to authorize transfer of \$40,000 from the Revenue Fund to the Administrative Expense Fund. Chair Englerth requested a motion to approve the resolution. On a motion by Mr. Briddell, properly seconded by Ms. Hormel, a vote was conducted by roll call, the Board approved the consent agenda as presented. Ratification of March action.

**ADJOURNMENT**

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

Respectfully submitted,

Silas Chamberlin  
Executive Director, RACY

Prepared by: Beth Wolfe  
Executive Assistant